

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 51

Lori Lawrence - Martis Valley Plan update

Pa

From: "PEGGY TOWNS" <sunmt@msn.com>
To: <bcombs@placer.ca.gov>
Date: 8/18/02 2:20PM
Subject: Martis Valley Plan update

I believe that not enough alternatives were provided in the Environmental Impact Report and insufficient data is provided. Correct current data was not collected by specialists regarding the traffic impact, the existing water table, and the long-term impacts. It is also inappropriate to call golf courses "Open Space". In natural, open space areas, daily watering and frequent fertilizing is not required. Golf courses take maintenance, water, and weedkillers. Wildlife habitat is changed. Yes, at golf courses with ponds, many birds may occupy the area. However it is not beneficial to the birds to be in an area with toxic chemical residues. And we all know how many deer inhabit Tahoe Donner around the golf course, they eat all the plants. Yet, to incur that golf courses are a natural area and enhance wildlife habitat is a blatant lie. Golf courses benefit people who golf and no one else. Golf courses increase the value of homes built around them. Let's get to the truth and not make up unfactual things to justify the development. The preferred alternative would be fewer housing units built on 5 or 10 acres parcels, with a large acreage of forest preserved, and large green belts between the golf courses, houses and other developments. The traffic problem in Truckee is currently unbearable and 5800 more housing units will magnify the problem greatly. The solution isn't to change Hwy 267 to a four lane highway, the solution is less development. The old Martis Valley plan is obviously unacceptable. It is too old and did not foresee what this area would be like in 2002. It's ridiculous to even consider going by that plan. The planning process for the Environmental Report has been half-baked. In the attempt to save time, short cuts were taken to finish the plan. Appropriate data was not collected and the significance of negative effects was not stated. The overall affect of the development does not benefit the people of Truckee in any way and the financial benefit to Placer County is not worth the environmental degradation. The cost-benefit ratio is a big negative. The new plan needs more alternatives. What happens if the new plan is not approved? Does that mean that it reverts to the old plan and the developers can go ahead? What is the solution to this? Peggy Towns

51-1

51-2

51-3

51-4

51-5

51-6

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 51: PEGGY TOWNS, RESIDENT

- Response 51-1:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis). The commentor states that insufficient data was provided and that correct current data was not collected by specialists regarding the traffic impact, existing water table and long-term impacts; however, the commentor fails to identify what is inadequate in the EIR. The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 51-2:* The commentor is referred to Master Response 3.4.3 (Water Quality) and Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) of the Draft EIR. Regarding the consideration of golf courses as open space, the Placer County General Plan allows recreational uses in their Open Space Land Designation.
- Response 51-3:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 51-4:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.
- Response 51-5:* The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy), 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), and 3.4.5 (Adequacy of the Alternatives Analysis), as well as Sections 4.1 through 4.12 of the Draft EIR for an analysis of the environmental impacts associated with the Proposed Land Use Diagram, the Existing Martis Valley General Plan Map Alternative, Alternative 1 and Alternative 2.
- Response 51-6:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor states that the environmental document was prepared without a thorough evaluation of significant negative effects and without appropriate data. The commentor fails to identify what is inadequate in the EIR. Sections 4.1 through 4.12 of the Draft EIR provide an extensive analysis of the environmental effects associated with the Martis Valley Community Plan per CEQA. Regarding the alternatives analysis, the commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Letter 52

JANIE D. COLLOMB

PROGRAM DEVELOPMENT AND IMPLEMENTATION
SPECIALIZING IN COMMUNITY OUTREACH AND EDUCATION

August 14, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Ave.
Auburn, Ca. 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

**Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

Why is this Proposed Plan based on almost thirty-year old (1974) land use designations? There isn't even any analysis to support the prior land use designations, which this "revised" Plan is based on. The prior land use designations were adopted before CEQA and before much of the current theory of appropriate planning and impact analysis was developed. If you start with a flawed Plan and try to upgrade it, it's still a flawed and out dated plan.

52-1

The description of build out is incomplete and misleading. What are there cap limits for either dwelling units or commercial space? Without limits on development, how does the analysis fairly present the potential, not just likely, impacts, which are related to density?

52-2

There is no effort to describe how the non-permanent dwelling units might be used even though interval and fractional ownerships are the emerging trend in resort communities. Currently the Vacation concept packages being proposed on-line by East West Partners market fractional ownerships and vacation resort packages at Northstar and at various projects in The Town of Truckee. Where are this data and the projected number of occupants?

52-3

The project description does not deal clearly with the construction activities. Since this Plan allows for quadrupling the number of dwelling units, the construction impacts on current and future residents and on other communities in the region will be significant and must be analyzed thoroughly.

52-4

11250 Star Pine Road Truckee, CA 96161 Tel 530-550-7317 Fax 530-550-7318
janiedc2002@yahoo.com

Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 Page 2

Currently residents and visitors alike experience significant traffic delays on a regular basis. Add construction to the roads and a near gridlock situation occurs, as thousands of people experienced on Sunday, Aug 11, 2002, trying to leave the area going west on I-80. The Hwy was single file, the overflow spilled through Truckee, Reno was emptying from Hot August Nights, the Truckee Rodeo was over and the back-up lasted all day and into the early evening. Traffic today is a nightmare and the addition of massive growth is unthinkable.

52-5

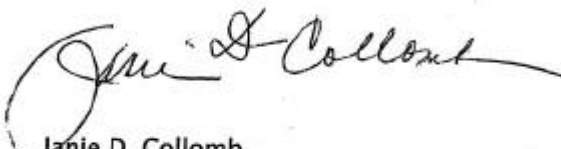
Affordable and workforce housing around the Basin is another area that is currently "in gridlock". And yet the information in the plan glosses over these facts. Without providing an accurate assessment of the current affordable and workforce-housing shortfall how can the true severity of the impact of this project be assessed? Where will the additional construction workers live? Where will support staff live? Where is the analysis of expected traffic associated with construction workers and staff support? What about the traffic from those workers who will live out of the area east and west on I-80, north on 89 and over Hwy 267? This area of the Plan is terribly incomplete, and needs to be revised

52-6

Please follow the rules set down by the CEQA, which you have failed to do in this DEIR. Due to these and numerous other inadequacies this DEIR should be completely revised and released again for public comment.

52-7

Thank you.



Janie D. Collomb
11250 Star Pine Road
Truckee, CA 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 52: JANIE D. COLLOMB, RESIDENT

- Response 52-1:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor makes no comment on the adequacy of the Draft EIR. Therefore, no further response is necessary.
- Response 52-2:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 52-3:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area)
- Response 52-4:* The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy), 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.4 (Transportation and Circulation), 4.5 (Noise), 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), 4.8 (Geology and Soils), 4.9 (Biological Resources), 4.10 (Cultural and Paleontological Resources), and 4.12 (Visual Resources) for an extensive analysis of environmental impacts associated with construction activities.
- Response 52-5:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.
- Response 52-6:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR.
- Response 52-7:* The commentor states that the Draft EIR fails to meet CEQA rules and that it contains inadequacies. The commentor fails to identify what is inadequate in the EIR. Therefore, no response is necessary. Additionally, the County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 53

M. Gary Collomb
11250 Star Pine Road
Truckee, CA 96161

August 14, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Ave.
Auburn, Ca. 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

Water quality is of interest to the people in this area, because of the problems with Glenshire water that contains high levels of arsenic. Your report doesn't even address this fact. How are we to believe that the Glenshire situation won't happen in Martis Valley? Already there have been test wells in the Valley that show undesirable levels of arsenic, manganese and radon. Again, this is not in the DEIR.

53-1

Please do the necessary tests to confirm that the kind of water use predicted in the Proposed Plan will not result in contaminated water and loss of property value. We live in Truckee and don't want to lose our investment due to building on more than 4,000 acres that will use millions of gallons of additional water every day, and deplete our current sources of usable water.

53-2

Another area that is not addressed is frequently polluted waterways on construction sites. What specific kinds and levels of pollutants from construction activities are to be allowed? I've been in the construction business for many years and know that too much waste can simply be poured on the ground unless very specific guidelines are mandated. Where is that information?

53-3

Finally, although you assume there is some interaction between the upper aquifer, fed by surface waters, and the middle and lower aquifer, which will supply much of the water for the Proposed Plan, you conclude there is insufficient interaction between the two aquifers to permit contamination of ground water supplies by polluted surface water. Please quantify the amount of interaction between the two aquifers so that the people of this area are not left in the dark about our future.

53-4

Please follow the rules set down by the CEQA, which you have failed to do in this DEIR. We live here and we want to continue living here!

53-5

Sincerely,

M. Gary Collomb

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 53: **M. GARY COLLOMB, RESIDENT**

Response 53-1: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 53-2: The commentor is referred to Response to Comment 53-1.

Response 53-3: The commentor is referred to Response to Comments 2-2, 2-4, and Master Response 3.4.3 (Water Quality).

Response 53-4: The commentor is referred to Response to Comment 53-1.

Response 53-5: The commentor states that the Draft EIR fails to meet CEQA rules. However, the commentor fails to identify what is inadequate in the EIR. Therefore, no response is necessary. Additionally, the County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 54

9872 Pilot Circle
Brockway, CA 96143
(P.O. Box 12
Crystal Bay, NV 89402)
530-546-2255

August 18, 2002

Board of Supervisors
Placer County
175 Fulweiler Ave.
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Dear Members of the Board of Supervisors,

PLANNING DEPARTMENT

I am enormously concerned about the proposed community plan for Martis Valley. It appears to me that all the potential impacts have been drastically minimized.

54-1

These are my specific concerns:

1.) **TRAFFIC:** The study area, especially as far as the impact of traffic, should extent to include the Tahoe basin. It is ludicrous to think that development to this extent will not greatly impact traffic around the lake. Widening Hwy 267, when most of the roads around the lake are only 2 lanes, simply begs for gridlock coming into the basin & resulting air pollution which will also result in further lake pollution. We already have heavy traffic with periods of gridlock during summer & winter weekends and holiday periods, as well as a lack of parking places at stores and other facilities during these times. More parking places will require more cement & fewer trees.

54-2

2.) **THE NUMBER OF PEOPLE THIS PLAN WILL RESULT IN, & THE TRAFFIC THEY WILL GENERATE, HAS BEEN GREATLY UNDERESTIMATED.** Many of these units are going to be fractionalized ownership. It is extremely likely that anyone who owns only 2 weeks of a home will use or rent it & therefore, that full occupancy can be expected. Studies have estimated 2 ½ people per unit; this is hard to believe. When people come to a vacation home or rental, they rarely come alone. Vacation houses are generally filled to the max, with a car for every family or couple or single person staying. I manage a rental home that sleeps 10; we have very rarely had a group with fewer than 3 cars & more often it is 5-8.

54-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

The number of trips out from vacation homes is estimated on a national average figure, in the plan, or 2 trips per day per unit for all those people & cars staying in each unit. This assumes that the developments are going to be so attractive that most visitors are going to be happy just staying there. I don't believe that with all the other things to do in the area, people are going to be content swimming in the development pool & playing golf. We live at the edge of the lake with a private beach, boathouse, 2 boats, a canoe & kayaks. Yet I find that the majority of our guests (especially the young people) are making 3-4 trips a day out to hike, bike, eat, golf, and dance. When there is a large group, they go in different directions in different cars, adding up to considerably more than 2 ½ trips out a day. Also, people who come to golf will be making trips out to use the other golf courses in the extended area.

54-3
Cont'd

- 3.) It is being claimed that these units will be mostly 2nd & 3rd homes. Not only is there the issue of fractionalized ownership, which I have outlined above, but also the likelihood that many people who buy units which are not fractionalized, will be doing so in anticipation of retiring in them at which time we will experience a ballooning of full-time occupants.

54-4

- 4.) We have in former years been asked to drastically cut back on our WATER USE. From where will the additional water for the golf courses, and other landscaping come? We are already experiencing a series of dry years; no one knows for certain whether we can depend on even the water supply that we have had in the past. It seems foolhardy to add this much more demand for water.

54-5

- 5.) EMPLOYEE HOUSING is already in a state of crisis, with many busloads of employees commuting daily from Reno & Carson as these workers cannot afford to live in the basin. The requirement of providing housing for ½ of all full-time positions the developments would create, is a laugh. Please provide us with statistics on what the percentage of full time and part time employees we have in the area already, and what the anticipated increase in each would be. Part time employees should also be accounted for in figuring housing; resorts (at least those in this area) employ few full time people in order to avoid having to pay benefits. Consequently, there are twice as many employees, and they are on the road getting from one job to another, more than full time employees.

54-6

6.) Pressure for **FURTHER COMMERCIAL DEVELOPMENT & ADDITIONAL ROAD DEVELOPMENT** are likely to result, as a byproduct of overcrowding. When the need becomes critical enough because there are too many people & too many cars, people who would be against those things now, are likely to see them as the only possibility of restoring order.

54-7

It is astounding to me that word of this development which has been in the works for 3 years, is only just getting out in the last months. It seems as if this information has been kept from us intentionally; people have not been notified in time to respond. If this has not been intentional, then I would hope that the period for response would be extended.

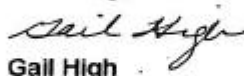
54-8

EVERY PERSON I have spoken with has been horrified, and very, very concerned. Most people come to Tahoe, either as residents or vacationers, to get away from the stresses of urban life,—the traffic, the air pollution, the lack of parking, the waiting in lines, and in general, the crowding. I believe that in our society which is so full of stress & violence, having places where we can connect with nature is essential to the very health of that society. If this plan goes through, everyone I've talked feels there is a VERY real chance that this area where we can de-stress, is going to become just another area of stressful overcrowding.

54-9

Please give careful consideration to the concerns that have been raised. It's ironical that the people who seem to be most in control of this process—the developers & you people on the Board of Supervisors & in the Planning Department, all live far enough away that a mistake in calculation as to this plan's impact, will not affect any of you personally to the same extent as those of us who have chosen this for our home. We are trusting you to help us preserve this area for your children & their children.

Sincerely,


Gail High

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 54: GAIL HIGH, RESIDENT

- Response 54-1:* Comment noted. The commentor does not comment on the adequacy of the Draft EIR; therefore, no further response is necessary.
- Response 54-2:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 54-3:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.10 (Adequacy of the Traffic Impact Analysis), and Section 4.4 (Transportation and Circulation) in the Draft EIR.
- Response 54-4:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 54-5:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns associated with adequate water supply.
- Response 54-6:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and the policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns associated with employee housing. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.
- Response 54-7:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns associated with Cumulative Impacts. Draft EIR page 4.4-57 specifically notes the environmental effects of roadway improvements.
- Response 54-8:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period) regarding concerns associated with the period for response.
- Response 54-9:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. This commentor is referred to Master Response 3.4.6 (consideration of impacts to the Tahoe Basin).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 55

304 Melrose Ave
Mill Valley, CA 94941

August 14, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Board of Supervisors
Placer County
175 Fulweiler Ave.
Auburn, CA 95603

PLANNING DEPARTMENT

Dear Members of the Board of Supervisors,

We are at a loss to think how any one who has been in the Tahoe area in recent years thinks that that area can support anything like the increase in development and number of people that is proposed in the Martis Valley Community Plan.

55-1

There is already great unhappiness with the amount of traffic; how can you propose to put as many more cars on the road as this plan would allow and not realize that the whole area would be at a standstill most days of the year.

55-2

And water—already it's scarce. Three to five more golf courses????!!

55-3

Where are you going to house the people to service these homes? Certainly not in Martis Valley, as they will not be able to afford it. The employee housing proposed is woefully inadequate.

55-4

Please, please do not allow developers who have no stake in the area other than financial, to overpopulate this delicate area that is such an essential resource to the mental health of so many!!

55-5

Yours truly,

Tanya & James Ray Miller
Tanya and Jim Miller

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 55: TANYA AND JIM MILLER, RESIDENTS

- Response 55-1:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns associated with increase in development.
- Response 55-2:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) regarding concerns associated with increased traffic.
- Response 55-3:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns associated with increased water consumption. The commentor is referred to Section 3.0 (Project Description) for a discussion of development potential of the Plan area, including golf courses.
- Response 55-4:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and the policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns associated with employee housing. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.
- Response 55-5:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor does not state any inadequacies of the Draft EIR; therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 56

Jay R. Mayhall

3144 Aspen Grove Rd.
Northstar, CA 96161-4202
(510) 530-5415

August 15, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95603

Re: Draft Environmental Impact Report for
Proposed Martis Valley Community Plan Update
SCH No.: 2001072050

Dear Ms. Lawrence,

As a homeowner at Northstar since 1979, I have delighted in the rusticity and tranquility of the Martis Valley area. In the last few years, however, I have become dismayed at the spurt of residential construction and the spiraling problems that have accompanied this rapid increase in population.

56-1

Most obvious, the roads are saturated with vehicular traffic; and the advent of signal lights (a harbinger of worse to come), while palliative, cannot cope with the congestion.

These conditions will be aggravated by the plan to "develop" Martis Valley, a project that includes 6,800 residences, commercial development, and water-sucking golf courses.

The developers' proposals and the Draft EIR, I understand, are deficient in the following particulars, among others:

1. No express limit on the 6800 residential units. This number is mind-boggling; and an open-ended plan would be disastrous.
2. Lack of specificity as to the size of retail buildings and golf courses.
3. Imprecision as to sources, availability, quality, and demand for water (a diminishing resource that should not be cursorily treated). Without clear and convincing evidence of the adequacy of water, this massive project with its three golf courses is prodigal.

56-2

56-3

56-4

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence
Environmental Review Technician
Re: Draft EIR - Martis Valley
August 15, 2002

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4. Similarly, the "aquifer" data is insufficient.
5. Even if water sources are deemed "adequate", in times of drought the water demands of the project may cause rationing for everyone in the Valley, i.e., the effect will be pervasive. 56-4 Cont'
6. Absence of data on the biological aspects of the project, including acreage of destroyed trees and meadowland, and destructive impact on wildlife. 56-5
7. Availability of the golf courses to the general public. Will "locals" and pensioners be priced out by costly fees? The golf courses should not become an "elitist" recreation. 56-6
8. The EIR traffic statistics do not discuss the effect on nearby communities. On holiday weekends I already avoid the road to Tahoe City. With this development the entire Valley may become a pastiche of smog-ridden, immobile "mean streets". Moreover, the proposal to widen Highway 267 to four lanes is a solution destructive of the ambience by bringing in thousands more of speeding cars, trucks and SUVs and their ill-effects. 56-7
9. Has the impact of the high-density traffic on air quality been considered? Is there a risk of an "inversion" layer that would trap smog in the Valley, affecting the whole region? 56-8

These issues demonstrate that the impact of the project on the entire Tahoe basin (not just the area plowed under) must be considered. Yet, I am advised, this matter was not raised. 56-9

A significant number of residences, I understand, will be at Northstar. When I purchased my unit, the salesman grandly announced that ski-hill would be limited to 2,000 skiers--a whopper of a misrepresentation. Development at Northstar, in my opinion, is at overflow. Northstar Drive (a county road) cannot now handle the ski traffic; and I must "time" my arrivals and departures to avoid the rush periods. In an emergency (earthquake or conflagration), the jammed traffic could be perilous. How do the developers propose to remedy this most serious problem? 56-10

Also disheartening is the announced vision of one of the developers (at an association meeting) to turn the village into a "mall"! For malls I go to Reno or East Bay. I come to Tahoe to get away from that ersatz existence. 56-11

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence
Environmental Review Technician
Re: Draft EIR - Martis Valley
August 15, 2002

Page 3

The project further devalues forestland (the essence of Northstar's charm) in favor of parking lots. Between the village and the Aspen Grove Condominium Association is a lovely expanse of old trees and several fascinating, volcanic-tossed boulders, where members and guests leisurely walk alongside a stream to the village, and skiers in winter plow their return. The original plans called for uprooting the trees to create what likely will be an unattractive, noisy, toxic-fumed parking lot that will impinge, day and night, on existing units.

56-12

This parcel, in my view, should remain untouched. I entreat those who would approve its spoliation to walk the area and discover its wooded tranquility.

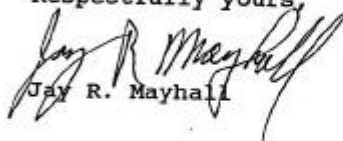
Mitigating negotiations, I understand, are under way, reducing the units and affecting the parking lot. If this information is available (and assuming all the Northstar issues are within the scope of the referenced EIR), would you please advise of the current status of these negotiations?

For these basic reasons--to preserve the beauty, serenity, and livability of our halcyon Valley--I urge that the project be disapproved, or, at the least, severely diminished in scope; and that the EIR be revisited to fully consider these issues.

56-13

I look forward to your response. Would you kindly forward a copy to Sierra Watch (below)?

Respectfully yours,



Jay R. Mayhall

cc: Sierra Watch
P. O. Box 367
Truckee, CA 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 56: JAY R. MAYHALL, RESIDENT

- Response 56-1:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns associated with increased traffic and congestion because of the project. The commentor is also referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 56-2:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns associated with buildout conditions.
- Response 56.3:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) for a discussion of commercial development assumptions used in the EIR. Regarding golf course potential, it should be noted that the Martis Valley Community Plan does not propose any golf courses. The Draft EIR evaluates the golf course potential in the Plan area, which assumes up to five golf courses. The potential for five golf courses was evaluated throughout the Draft EIR and included in the water supply assessment.
- Response 56-4:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).
- Response 56-5:* Draft EIR pages 4.9-43 through 4.9-50 specifically note anticipated habitat impacts.
- Response 56-6:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 56-7:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 56-8:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and Section 4.6 (Air Quality) of the Draft EIR regarding concerns associated with air quality in the region.
- Response 56-9:* The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 56-10:* The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns associated with accumulation of traffic.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Response 56-11: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 56-12: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor does not state any inadequacies of the Draft EIR. Therefore, no further response is necessary.

Response 56-13: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 57

Date: August 17th, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

I have many concerns about the DEIR for the Martis Valley Community Plan Update, but I have chosen to focus on our water supply because it is something that goes beyond county lines and boundaries.

57-1

As a candidate for Truckee Town Council, I have been studying many aspects of development in your county and my own. In my estimation, considering the number of proposed housing units, commercial space and golf courses in Martis Val, the DEIR falls woefully short of providing the necessary studies on the existing water supply to ensure that it is adequate either in quantity or quality.

Scientists at Berkeley National Labs completed a study in February 2001 which indicated that as a result of increased Carbon Dioxide ~~levels~~ in the atmosphere, the Sierra Nevada mountains will begin to see more rain and a

57-2

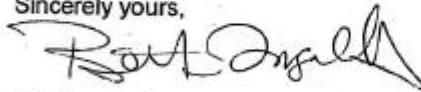
significant reduction in annual winter snowpack in the years to come. This means more winter & spring flooding & a great reduction in water reserves for the dry summer months. We must study such an eventuality & incorporate it into any development plans for our region.

57-2
Cont'd

"When natural areas are lost to development - especially when vegetation is replaced by impervious surfaces (such as pavement) or when an area is subjected to chemical-intensive land uses - groundwater may become increasingly compromised over time, creating a public health concern for communities... decreases in surface water quality have a negative impact on resource-related economic activities such as fishing, boating & tourism." from *Natural Areas: A Review of Benefits of Communities*, by Laurie Allmann, 1997
Source: sierra club.org.

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

Sincerely yours,



(Print Name)

(Print Address)

BETH INGALLS
13271 SKISLOPE WAY
TRUCKEE, CA 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 57: **BETH INGALLS, RESIDENT**

Response 57-1: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) regarding concerns associated with water quality and supply. Additionally, the commentor is referred to Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 57-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns related to the effects of global warming on water supply availability and Response to Comment 57-1. The two reports are noted. Regarding the comment period, the commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period). The County considers the Draft EIR and Revised Draft EIR adequate for the purposes of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 58

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Page

Paul Vatisas
Executive Director
North Tahoe Conservation Coalition
PO Box 1926
Tahoe City, CA 96145

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

August 19, 2002
(e-mailed to Placer County Planning at 1.00pm PST)

Re: Comments on the Martis Valley Community Plan and draft EIR

Dear Lori,

Please find enclosed the second half of my comments on behalf of the North Tahoe Conservation Coalition (NTCC) as they relate to the Martis Valley Community Plan (MVCP) and the draft EIR (DEIR) for the Martis Valley area. I have used my best efforts to separate the two sets of comments, and I hope that you will reclassify comments into the correct category if I have erred.

58-1

My concerns about the EIR fall into the following areas:

1. A failure to completely notify all Responsible Agencies in a timely fashion.
2. The inadequacy of the Project Description in capturing the full impacts on the North Tahoe region.
3. A failure to develop and analyze a meaningful Alternative, such as a No Build and a lower level of development.
4. Issues regarding the traffic analysis that leave uncertainty about the real traffic impacts - some more work needs to be done on key intersections.
5. A failure to fully analyze the relationships between water supplies in the area, the impact of golf courses on future water needs in this area, and impacts on water supply and quality in downstream areas such as Reno.
6. A failure to recognize that open space in this area means undisturbed open space.

58-2

58-3

58-4

58-5

58-6

58-7

These themes are addressed below. Appropriate action items are suggested, and I would appreciate a reply on how Placer County Planning intends to implement these.

58-8

1. Responsible Agencies

Section 1.1 (Purpose of the EIR) clearly states that agencies are required, "to balance a variety of public objectives, including economic, environmental, and social factors". In order to achieve this it is vital that the EIR be made available at an early stage to federal, state, and local agencies that are impacted by the proposals in the Plan. These agencies should have been notified by July 2001 latest to give them at least 12 months to shape and comment on the DEIR.

58-9

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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<p>The DEIR recognizes that the impact on the area extends beyond the immediate geography of the Martis Valley itself. This is evident from the attempt to model traffic impacts at the main intersection in Kings Beach (although there are inadequacies in this analysis - addressed later), and hence an implicit recognition that air quality impacts extend into the north shore of the Lake Tahoe Basin. It is clear to me that at this point Placer County should have recognized the federally mandated Tahoe Regional Planning Agency (TRPA) and Placer County's own North Tahoe Regional Advisory Committee (NTRAC) as Responsible Agencies. Both of these organizations are mandated to provide input to the County on social, economic, and environmental issues and should have been fully consulted on the DEIR.</p> <p>It is clear to me that TRPA has legal jurisdiction over the impacts identified in the DEIR (namely traffic, air quality, growth inducing impacts) and needs to be consulted with the same thoroughness as other responsible agencies.</p> <p>Action: Give TRPA and NTRAC at least 12 months from the date of initial notification (which was November 2001 for NTRAC) to provide full comments on the EIR.</p>		58-9 Cont'd
<p><u>2. Project Description</u></p> <p>The Project Description is too limited for the scope of the impacts and does not allow for a proper evaluation of many impacts. The Plan should also recognize that it is in effect creating the future blue print for that part of Placer County that is North Tahoe, and be prepared to widen its scope to properly assess that impact.</p>		58-10
<p>Water supply and quality issues extend into Truckee Town and even downstream to Reno which relies on water from the Truckee watershed, and this should have been factored into the EIR.</p>		58-11
<p>Traffic impacts throughout the year will impact the north shore from Incline Village to Tahoe Vista. For example, an increase in traffic southbound on highway 267 will increase traffic activity on 28 westbound, and change traffic flows at many points - including the area where highway 28 decreases from four lanes to two.</p>		58-12
<p>The EIR fails to recognize that there are only three roads out of the north shore and hence in an emergency, all these roads are impacted. A perfect example of this occurred only two days ago in Martis Valley when the road had to be closed for several hours. Traffic was redirected onto highway 28 east and west, highway 89 north, and Mount Rose Highway in Nevada. The EIR completely fails to model these kinds of impacts.</p>		58-13
<p>Employee housing is another area where the EIR is too narrowly focused. Although it has improved in the last few months, Placer County has a terrible record in this area of implementing employee and affordable housing - e.g., affordable housing related to the IntraWest development in Squaw Valley is a perfect example of nothing happening. Employee housing needs to be viewed in a regional context to allow for creative solutions. Martis Valley provides the last opportunity for employee and affordable housing to serve major employers, but this opportunity has been missed in the current EIR.</p>		58-14
<p>Action: Extend the Project Description to more fully review impacts on the entire North Tahoe region. In particular, extend the Project Description to include traffic impacts on Kings Beach, Tahoe Vista, and Mount Rose Highway; water supply</p>		58-15

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and quality issues in Glenshire (Truckee), Truckee in general, and Reno (at some macro level); and expand the employee housing needs to review the whole North Tahoe area of Placer County, so that Martis Valley projects can be seen in context.		58-15 Cont'd
<u>3. Alternatives</u>		
The Alternatives evaluated in the plan are simply tweaking with the Proposed Plan. All Agencies involved, Placer County Planning, Placer County Planning Commission, Placer County Board of Supervisors, and the general public would all be in a better position to assess the real impacts of the Proposed Plan if two Alternatives had been evaluated in the EIR: a No Build Alternative and a 6% Growth Alternative.		58-16
The No Build Alternative is required under CEQA and is intended to provide a benchmark for analysis of the likely impacts of any Proposed Plan and other Alternatives. In the context of Martis Valley, if there is no No Build Alternative, it is then logically impossible to measure the incremental impacts of any development. The absence of a No Build Alternative leaves the EIR fatally flawed as figures for all plans have only an arbitrary baseline, and these figures cannot be relied upon. From the social perspective, the general public wants to see a No Build Alternative so that it can be sure that the effects of existing development in Martis Valley on traffic, air quality, water quality, and water supply are properly understood.		58-17
The 6% Growth Alternative has emerged from the extensive public debate as an important one. Fred Yeager has clearly stated on several occasions in response to questions that he believes that it is inconceivable that growth in Martis Valley can exceed 6% per year over the next 20 years. This equates to a maximum number of 5,854 units in Martis Valley. At this level, there is zero economic impact on landowners profits between now and 2021, and hence an Alternative looking at the impacts at this level of development is an invaluable planning tool, and needs to be done.		58-18
Action: Develop two more Alternatives in full, a No Build Alternative and a 6% Growth Alternative. (Be clear in your responses to this letter to comment on why these have not been done.)		58-19
<u>4. Traffic issues (which impact air quality)</u>		
The traffic analysis is fatally flawed as will be demonstrated shortly. Traffic is a key measure of air quality impact, and Planning needs to recognize that NOx emissions from vehicles are now identified as one of the major causes of decrease in water quality and clarity (e.g., Lake Tahoe).		58-20
The traffic analysis is built on the Truckee town model and is inappropriate for the resort traffic patterns of Martis Valley and the north shore of Lake Tahoe. The EIR states that peak traffic occurs on Friday afternoon. While I do not dispute that this may be true within Truckee, it is self-evident to all of us who live here that the peak time in Placer County is a summer Saturday. The fact that the EIR does not produce this result is bombproof evidence that this traffic model needs to be revisited. At a minimum, Placer County needs to explicitly model summer weekend traffic from the highway 267/Northstar intersection to Kings Beach, Tahoe Vista, and the highway 28/Mount Rose Highway intersection.		58-21

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The other failure in the traffic analysis is the complete absence of traffic analysis for catastrophic events on the traffic flow (accidents, avalanches, road works, etc.). Road works in this area can only be effected for four or five months a year (unlike other parts of Placer County such as close to Auburn or Rocklin), and the fact that there are only three ways into the Basin from the north means that traffic on these roads is highly inter-related. The EIR has completely failed to address this issue, and the County has expressed reluctance to evaluate it in public meetings.

It is time to have a reality check. In the last three days, just such an incident occurred. On Saturday, August 17, at approximately noon (near the veterinary center on highway 267 in Martis Valley), a backhoe cut through a gas main causing a major leak. This resulted in the road being closed for over three hours, traffic being diverted to highway 89 north and south, and to Mt Rose Highway. Please can you confirm these facts with your own Placer County Sheriff's department, and confirm to me that you have received the facts on this incident from them.

58-22

What were the impacts of this closure? Traffic was backed up to Truckee and Northstar, and the Sheriff had to close the road at both points. All traffic within Martis Valley was immobilized by the resulting traffic jam, vehicles U-turned on the highway and started seeking an alternative route in or out of the Basin, and nearly the entire County Sheriff's department was on site - negating any Sheriff service to the rest of the community during this period. Traffic impacts were apparent within half an hour in (already highly congested LOS "F") Tahoe City, and on West River Road, causing road service level failures throughout the region. There is nothing theoretical about this kind of incident and the EIR needs to model this for the Proposed Plan and all Alternatives.

Also, I am sure that the three to four hours that traffic was immobilized on highway 267 are not factored into the 30th peak traffic hour analysis.

Action: Expand the geography of the traffic analysis to include all meaningful roads and intersections in the North Tahoe region, explicitly model traffic effects on Martis Valley and the north shore of Lake Tahoe on a Saturday, and explicitly model the traffic impacts of catastrophic events in Martis Valley. These need to be done for the Proposed Plan and all Alternatives (including the two identified above).

58-23

5. Water Supply issues

The analysis of water supply and water quality issues in the EIR is not compelling. Again, there are obvious real world examples that the EIR cannot answer. Hence it is also flawed in this area.

58-24

Martis Lake is already experiencing significant changes in its clarity, algae levels and composition, and fish stocks. These facts have been brought to the attention of all at several public meetings and in the press, and were referred to in a question by Board Supervisor Robert Weygandt at the last Board meeting here in Tahoe. The current EIR is totally unable to explain what is happening to Martis Lake, which throws into doubt all analysis relating to water impacts. If I am incorrect, or you do not agree with this, please provide me with a written explanation of what the measured changes are in Martis Lake, and a detailed explanation of their causes.

58-25

In Squaw Valley, the water table has been polluted by development over the last 40 years. Placer County has acknowledged this fact, and the SVPSD is in the process of seeking funds for a water

58-26

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<p>treatment plant. A significant part of the problem is that aquifers are interconnected leading to the spreading of pollution into numerous wells. The Martis Valley EIR completely fails to measure the inter-relationships and connections of the aquifers in Martis Valley, and hence is flawed. If one of the developers pollutes the water supply - through excessive fertilizer use on golf courses, or by other accident - the EIR cannot determine the impact on the entire water supply in Martis Valley and downstream communities in Truckee and Reno. This additional analysis needs to be completed before the EIR can be satisfactory.</p>		58-26 Cont'd
Action:	Commence more research on the impacts on Martis Lake and their causes, the nature of the aquifers in Martis Valley, and the dependencies of downstream water supplies and quality on the watershed from the Martis Valley.	58-27
<u>6. Open Space</u>		
<p>Under traditional County definitions, open space includes parks, golf courses, and other developed recreational facilities. In the North Tahoe area, open space means natural undisturbed open space. The County needs to distinguish clearly in the Community Plan and the EIR between 'developed open space' and 'undisturbed open space'. The Plan needs to be wary of placing 'developed open space' in the visible and sensitive areas of Martis Valley.</p>		58-28
<p>For example, the entire existing Northstar golf course is visible from highway 267 and would not be considered by either North Tahoe residents or visitors as open space (because it is 'developed open space').</p>		
Action:	The County should seek to measure, and maximize, undisturbed open space in the Community Plan and the EIR analysis.	
<p>Thank you in advance for taking the time to read and respond to these serious issues.</p>		
<p>Kind regards,</p>		
<p>Paul Vatisas</p>		

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 58: PAUL VATISTAS, NORTH TAHOE CONSERVATION COALITION

- Response 58-1:* Comment noted. Comment letters provided by the commentor are responded to in this document.
- Response 58-2:* The County provided a Notice of Availability for the Draft EIR and Revised Draft EIR that was placed in the Sierra Sun and Tahoe Worlds newspapers as well as provided copies to the State Clearinghouse for distribution to state agencies, pursuant to CEQA Guidelines Sections 15085 and 15087.
- Response 58-3:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 58-4:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 58-5:* The commentor is referred to Master Responses 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 58-6:* Water supply usage and water quality impacts of potential future golf courses were considered in the Draft EIR (Draft EIR pages 4.7-37 through -73). Draft EIR pages 4.7-18 through -20 specifically note the project's water usage associated with the Truckee-Carson-Pyramid Lake Water Settlement Act. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).
- Response 58-7:* The commentor is referred to Response to Comment 34-7.
- Response 58-8:* Comments provided by the commentor are responded to in this document.
- Response 58-9:* The commentor is referred to Response to Comment 58-2 and Master Response 3.4.9 (Adequacy of the Public Review Period) and 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 58-10:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 58-11:* The Draft EIR specifically notes the geographic extent of the cumulative setting associated with water resources (Draft EIR pages 4.7-66 and -67). Draft EIR pages 4.7-18 through -20 also specifically notes the project's water usage associated with the Truckee-Carson-Pyramid Lake Water Settlement Act. The commentor is referred to Master Response 3.4.3 (Water Quality), 3.4.4 Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 58-12:* The traffic analysis provided in the Draft EIR (Section 4.4, Transportation and Circulation) takes into account these conditions. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 58-13:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

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- Response 58-14:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project).
- Response 58-15:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.8 (Affordable and Employee Housing Effects of the Project), 3.4.3 (Water Quality), 3.4.4 Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Response to Comment 58-11.
- Response 58-16:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 58-17:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis). Revised Draft EIR page 6.0-2 that specific notes that the No Project Alternative is consistent with the requirements of CEQA Guidelines 15126.6(e)(3)(A), which specifically identify that when the project under evaluation is the revision of an existing land use or regulatory plan, that the “no project” alternative will be the continuation of the existing plan.
- Response 58-18:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 58-19:* The commentor is referred to Response to Comment 58-17 and 58-18.
- Response 58-20:* Air quality and associated water quality issues in the Tahoe Basin is noted on Draft EIR pages 4.6-8 and -9. The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 58-21:* The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis). Caltrans counts conducted in August, 2000 for SR 28 just east of the Wye in Tahoe City indicate an average ADT of 25,443 on Fridays (the peak day of the week) versus 23,897 on Saturdays (6 percent lower).
- Response 58-22:* The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis). It should also be noted that the Plan area is anticipated to have four roadway access points outside of the Plan area. These include SR 267 Bypass, SR 267 south into the Tahoe Basin, Brockway Road through the Downtown area of the Town of Truckee and the future east river crossing within the Town of Truckee.
- Response 58-23:* The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).
- Response 58-24:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).
- Response 58-25:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project) and Response to Comment K-6.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

- Response 58-26:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).
- Response 58-27:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project) and Response to Comment K-6.
- Response 58-28:* The commentor's statements regarding the definition of "open space" associated with the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The Draft EIR evaluates the environmental effects associated with development of development-proposed golf courses and other recreational uses within land areas designated as "Open Space" (see Sections 4.7, Hydrology and Water Quality, 4.9, Biological Resources, and 4.12, Visual Resources/Light and Glare, of the Draft EIR). The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 58-26:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).
- Response 58-27:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project) and Response to Comment K-6.
- Response 58-28:* The commentor's statements regarding the definition of "open space" associated with the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The Draft EIR evaluates the environmental effects associated with development of development-proposed golf courses and other recreational uses within land areas designated as "Open Space" (see Sections 4.7, Hydrology and Water Quality, 4.9, Biological Resources, and 4.12, Visual Resources/Light and Glare, of the Draft EIR). The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 59

Nat and Marilyn Goldhaber
9818 Lake Street
Kings Beach, CA 96143

Board of Supervisors
Placer County
175 Fulweiler Ave
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Greetings:

I am concerned about the proposed developments in the Martis Valley and the impact of those developments on the environment of Lake Tahoe and the Kings Beach area. I will divide my principal concerns into two areas:

59-1

- I. Water supply and utilization;
- II. Impact of additional domestic and landscape laborers in Kings Beach.

I. Water Supply and Utilization

We understand that anticipated developments are for 6800 new housing units with an increase to the Martis Valley population of up to 20,000.

- A) This will require a considerable fresh water supply.
 - 1) We would like the details of where the water to support this population will come from.
 - 2) We would like to understand the environmental impact of this water demand to the entire chain of water supply, whether in the Martis Valley or beyond the Martis Valley.
 - 3) What other communities might be impacted?
 - 4) What steps will be taken to mitigate the impact. Please be specific.

59-2

Further, we understand that there are anticipated up to five new golf courses for the recreation use of the new population of the Martis Valley.

- B) This too will require a considerable water supply.
 - 1) How much water will be consumed in watering these golf courses?
 - 2) How much of the supply will be from reclaimed "gray" water?
 - 3) What specific requirements will be imposed on the builders of these units to support gray water reclamation plants including:
 - a. Underground gray water return lines
 - b. Processing plant siting.

59-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

II. We understand that many if not all of the contemplated units will be "time-share" units. These units are likely to be occupied for a significant portion of the year by families driving in from the San Francisco, Sacramento and Reno areas or flying in from more geographically remote areas. We would anticipate a significant demand for domestics and landscape laborers.

59-4

A) We would crudely estimate that one domestic will be required for each 5 vacation units and one landscape laborer will be required for each ten units.

- 1) What are your estimated labor demands? Please base this on exact statistics for at least three similar projects in other areas.
- 2) What will be the estimated pay for such laborers and what will be the estimated number or wage earners per labor household?
- 3) What percentage of laborers is anticipated to be part-time? Or put another way, how many laborers in each category will constitute one full-time equivalent employee (FTE)?

59-5

B) Further, we would expect that these laborers will want accommodations as close as possible to their work places.

- 1) Where will these laborers live?
- 2) What are plans for the development of housing that will match the family income of such laborers.
- 3) What infrastructure not already in place will accommodate the needs of these laborers?
- 4) What impact will the commute traffic generated by these laborers have on traffic from the areas in which they live? Please provide an analysis on traffic impact for each area in which they are expected to live as well as for the additional traffic in the immediate Martis Valley area.

C) Finally, if the Kings Beach and Crystal Bay areas are an example, we can anticipate that a significant percentage of the laborers will be Spanish speaking with marginal English skills.

59-6

- 1) What specific actions, paid for by the developers of these projects, will be taken to accommodate the needs of a predominantly Spanish speaking community?
- 2) What financial assistance will be provided to support already overburdened schools systems with "English as a second language" teachers?
- 3) What other accommodations will be made to support other special social services?

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

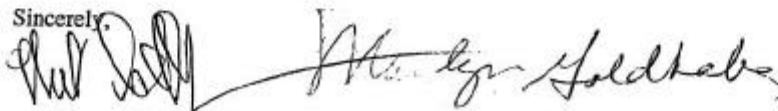
Please provide written responses to these questions. Please respond to:

59-7

Nat and Marilyn Goldhaber
261 Stonewall Rd.
Berkeley, CA 94705

(510) 644-1618

Sincerely,

A handwritten signature in black ink, appearing to read "Nat and Marilyn Goldhaber", written over a horizontal line.

Nat and Marilyn Goldhaber

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 59: NAT AND MARILYN GOLDHABER

- Response 59-1:* Comment noted. The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project)
- Response 59-2:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 59-3:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR, for a discussion of water demand for golf courses. Section 204(c)1(G) of the Truckee-Carson Pyramid Lake Water Settlement Act has placed unique requirements on the use of reclaimed water in Martis Valley. The commentor makes reference to "gray" water. It should be noted that gray water (also called "greywater") and reclaimed water are not one in the same. Reclaimed water is treated wastewater, whereas gray water is household water, not including toilet water, which has not been treated and is typically used for irrigation purposes. The EPA regulates the use of both types of water. Neither reclaimed water nor gray water will be used to irrigate golf courses within the Plan area.
- Response 59-4:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.8 (Affordable and Employee Housing Effects on the Project).
- Response 59-5:* The commentor inquires about the labor demands, estimated wages, and accommodations. CEQA does not evaluate social issues such as wages. The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects on the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 59-6:* The commentor inquires about Spanish speaking laborers and the ability of the schools and other social services to support them. CEQA does not evaluate social issues such as languages. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 59-7:* Comment noted.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 60	
AUG-18-02 SUN 09:52 PM HOLIBRY HOUSE	
0000701700	
11-18-02 19:11PM FROM 510 546 7146	
PLACER COUNTY DATE RECEIVED AUG 19 2002 PLANNING DEPARTMENT	
Attn.: Lori Lawrence Environmental Review Technician Placer County Planning Dept. 11414 "B" Ave. Auburn, Ca. 95603	
Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050	
Dear Ms. Lawrence:	
<p>The Traffic analysis in the above Report doesn't even consider the tremendous impact that this Plan will have on the Kings Beach and Tahoe Vista area, to say nothing of the East and West shores.</p>	60-1
<p>Everyone around the Tahoe Basin uses Martis Valley numerous times a day, month and year. The traffic numbers in this report are totally inaccurate and inadequate and confusing at best.</p>	
<p>On another subject, where is the current scientific data for water quantity that makes you think you can add such a massive development, with 5 more golf courses, 6,800 residences X "who knows how many flushing toilets, dishwashers, showers, hot tubs, indoor pools, washing machines and lawns to be watered."</p>	60-2
<p>The aquifer may have produced plenty of water over the centuries, but to add 20-30-50,000 more people and deplete millions of gallons more water every day, is wishful thinking. The results are not evident; they are certainly not evident from your studies and descriptions. This is supposed to be a long term Plan, and it seems to not even be adequate on the short term.</p>	60-3
<p>Finally, allowing each proposed development to assess their area for all the elements that are left out of this DEIR is ridiculous. It will be too late to limit development or change development patterns in the Martis Valley so that biological resources such as wildlife, water and air quality are protected. Such an evaluation should be made prior to submission of individual project proposals. That is what this DEIR is supposed to do...NOW.</p>	60-4
<p>Because of the inadequacy of the DEIR in these and many other areas, I request that the Martis Valley DEIR be revised and re-circulated according to the CEQA guidelines.</p>	
<p><i>Alvina Patterson</i> ALVINA PATTERSON DOB 000 T...</p>	

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 60: **ALEIHA PATTESON, RESIDENT**

- Response 60-1:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Section 4.4 (Transportation and Circulation) of the Draft EIR.
- Response 60-2:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR regarding water supply.
- Response 60-3:* CEQA has provisions for various types of projects and environmental documents. An EIR for a community plan or general plan is vastly different than for a proposed subdivision. Because the Martis Valley Community Plan Update applies to a very large area, which contains numerous proposed and approved projects, this EIR cannot include an analysis of the specific environmental impacts associated with every foreseeable development in the Plan area. Individual developments will be required to undergo an environmental analysis per CEQA. The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR, as well as Sections 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), and 4.9 (Biological Resources) of the Draft EIR.
- Response 60-4:* The commentor recommends that the Draft EIR be revised and recirculated due to inadequacies. However, the commentor fails to identify specific inadequacies. The analysis provided in the Draft EIR is adequate and meets the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 61

CATHY NASON
A.S.I.D.



Interior Design

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

8-17-02

Attn. Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. 2001072050

Dear Mrs. Lawrence:

Thank you for the opportunity to comment on the above referenced Plan update and draft environmental Impact report. I am particularly concerned about overgrowth of our area.

I have lived in this area for 18 years and watched the Sierra Truckee/ Tahoe area turn from a quiet tranquil area, to one which is over populated filled with traffic and noise.

My letter is simple and from the heart:

"In a world of noise, confusion and conflict
It is necessary that there be places of silence and peace,
In such place love can blossom"
Thomas Merton

61-1

Please work towards keeping Tahoe/Truckee a place of such tranquility and stop over growth.

This summer I had the opportunity to go to the Yosemite Valley. I hadn't been there since I was a child. It was shocking and heart breaking. The noise, traffic and over population made me feel like I was in Disneyland, and not the place that John Muir wrote so fondly of.

Please stop the growth of such beautiful places as the Martis Valley.

Sincerely,

Cathy Nason and Family

A handwritten signature in cursive script, appearing to read "Cathy Nason".

16315 Old Hwy. Drive
P.O. Box 8639
Truckee, California 96162

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 61: **CATHY NASON AND FAMILY**

Response 61-1: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) for a discussion of projected growth in the Martis Valley Community Plan Area. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Sections 4.4 (Transportation and Circulation) and 4.5 (Noise) of the Draft EIR. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - martis letter.docPa

Letter 62

August 19th, 2002

Attn : Lori Lawrence
Environmental review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95601

Re : Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. : 2001072050

Dear Lori Lawrence,

I would like to start by thanking you and the planning process for this opportunity to comment on the Draft Environmental Impact Report for the Martis Valley Community Plan Update.

I will begin with a brief discussion of some of the philosophical points that will frame the ensuing discussion of some of the technical points I would like be addressed in the response to the public comments.

When any development enters into the planning phase, I believe it is the responsibility of the planning community to address this one difficult and fundamentally important question, which is "Is the proposal appropriate development for the community?". This initial question breeds two more questions, "what is appropriate" and "what is the community". It is in these two later questions that I would like to addresses the shortfalls in this Draft Environmental Impact Report (DEIR).

The following comments address traffic related issues. My largest grievance is with the lack of thorough investigation into the cumulative questions and problem related to traffic. By nature, traffic is a cumulative problem; therefore any investigation that does not adequately address the cumulative problems is insufficient. Comments that I would like to have addressed are in Bold. Specifically;

I want to see an analysis that addresses the cumulative traffic problem that include all the developments that are also in the planning process, such as

Lahontan Expansion	-1,000 new homes	
PC-1	-410 residential units	
Mciver Hill (hippie Hill)	-400-800 residential units	
Pine Forest	-118 residential units	62-1
PC 2	-600 residential units	
Barstell Property	-25 residential units	
Ridgeview Village	-76 Condos	
Hill top Master Plan	-250 apartments, 100 homes	
Old Greenwood	~100-200 new homes	62-2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - martis letter.doc		P
PC-3	-Raley's and 850,000 square feet/commercial space	62-2 Cont'd
Please include a traffic analysis that addresses these cumulative impacts to highway 267, and all other roads and intersections of interest.		
Also, the traffic model that was used in this analysis ran simulations at one point in time, 5:00 PM on Friday afternoon, deemed the "peak traffic hour". Although is certainly a very busy time on the roads in the greater Truckee area, I believe there are many other times that are at least as "peak" as Friday at 5:00 PM. Sunday at 5:00 PM during the winter months is a ridiculously busy time. Any weekend day in the late summer during in the late afternoon, and others as well.		62-3
Please include a traffic analysis that describes traffic at these other times.		
Including the temporal inadequacies in the traffic analysis mentioned above, there are also spatial inadequacies. The present analysis does not describe traffic problem at the 89 south to Lake Tahoe and West River street intersection. If it assumed that the majority of skiers would use Northstar Ski Resort to satisfy their skiing needs, and not travel to the ski areas on 89 or on Lake Tahoe, then the logic is as flawed as the omission of this intersection in any traffic analysis.		62-4
Please include a traffic analysis for the intersection of West River Street and Highway 899 south.		
Also, an omission of the cumulative impacts this development would have on travel around Lake Tahoe beyond the 267 and 28 intersection in Kings Beach. Surely a development of this scale and proximity to Lake Tahoe will have impacts to the already taxed roadways surrounding Lake Tahoe.		62-5
Please include a traffic analysis for the North shore of Lake Tahoe from Tahoe City to Incline Village.		
Also, any model that is used to describe a natural system relies on certain assumptions in order to make estimates of how that system will behave in various scenarios. There is an omission of the assumptions this traffic model uses in order to make its estimates.		62-6
Please include the assumptions that the model uses to make the estimates presented in the DIER.		
Finally, regarding the traffic analysis inadequacies, estimates made using a deterministic model such as the one used in this analysis, needs to include an uncertainty analysis.		62-7

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - martis letter.doc	
Pa	
Please include an uncertainty analysis of the models estimates.	62-7 Cont'd
In conclusion, I shall restate my initial question from the beginning of this letter, "Is this <i>appropriate</i> development for the <i>community</i> ?"	
The analysis of the traffic related questions surrounding this proposal do not provide me with sufficient evidence that this development is <i>appropriate</i> . Also, it is in my opinion that this community, the greater Truckee area, does not want this development because of the negative impacts it will have to the community, and the lack of any mitigation this impact will have to the community.	62-8
I suggest a Environmental Impact Statement that can adequately address the problems I presented above, or a proposal with a reduction of 90% from the present proposal.	62-9
Thank you for providing this opportunity that present my comment sin this planning process.	
Thank You, Andy Rost P.O. Box 3438 Truckee, CA 96160 530 550 8564	

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 62: ANDY ROST

- Response 62-1:* The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 62-2:* The commentor is referred to Response to Comment 62-1 and Sections 4.4 (Transportation and Circulation) and 5.0 (Cumulative Impacts Summary) of the Draft EIR.
- Response 62-3:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 62-4:* The commentor is referred to Response to Comment 62-3.
- Response 62-5:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 62-6:* The commentor is referred to Response to Comment 62-3.
- Response 62-7:* The commentor is referred to Response to Comment 62-3.
- Response 62-8:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 62-9:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Additionally, the commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) for an analysis of proposed alternatives.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 63

August 19th, 2002

Attn : Lori Lawrence
Environmental review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95601
ljlawren@placer.ca.gov

Re : Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. : 2001072050

Dear Lori Lawrence,

The ensuing comments center around the water related issues. Specific question are in bold.

There is insufficient information regarding water demands for such use as snowmaking and landscaping.

63-1

Please include water demand for these two uses.

The report, by assuming only 20% of the homes will be permanently occupied, potentially underestimates the water demands. If the homes are fractional ownership, if the baby-boomer generation moves into their retirement in this development at a greater than projected rate, if just more than 20 % of the homes are full time (a scenario that does not appear to be that far fetched given telecommuting, the growth of industry in Reno, the downturn of the bay area tech world), what would the water needs be then, can that existing system withstand this demand.

63-2

Please include estimates and prediction for this type of pressure to the water systems, and how the natural hydrologic system will respond as well as the treatment plant.

Also, the report is inadequate in it omission of any analysis that describes the hydrologic connection of the groundwater systems to the surface water systems, i.e. wetlands and the Martis creek. A development of this scale and it accompanying water demands can have a very significant impact to this precious resource, yet this report does not include this type of study.

63-3

Please include an analysis of the hydrologic connections between the surface and subsurface systems, and the impacts the water withdrawals from the groundwater will have on the surface water systems.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - Martisletter.doc

Pa

Also, related to cumulative impacts, the report does not solicit the input from the Army Corp. of Engineers, the operators of the dam on Martis Creek, just downstream from the development.

63-4

Please include an analysis of how the proposed project can impact the operation of the dam on Martis Creek, and include why the Army Corp of Engineers was not consulted.

The communities of the greater Truckee Meadows, including the towns of Reno, and Sparks, The Pyramid Lake Piute Tribe, or any other stakeholder involved in the Truckee River Operating Agreement (TROA), were not included in this process and therefore do not have their needs and concerns addressed.

63-5

Please include an analysis of how the proposed project will impact the TROA, including mitigation for negative impacts.

Finally, plans to reintroduce the Lahontan Cutthroat Trout (LCT), a threatened salmonid species extirpated from the majority of its historic distribution, into many of the streams in its historic range, is in the planning process. Would this proposed development preclude Martis creek as a possible stream system for translocation of LCT?

63-6

Please include an analysis of the impacts this development may have on the future of translocation plans for LCT in Martis creek.

Thank you for providing this opportunity to present my comments related to the Proposed Community Development Plan for Martis Valley.

Thank You,
Andy Rost
P.O. Box 3438
Truckee, CA 96160
530 550 8564

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 63: ANDY ROST

- Response 63-1:* The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 63-2:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Response to Comment 63-1.
- Response 63-3:* The commentor is referred to Response to Comment 63-1.
- Response 63-4:* The U.S. Army Corps. Of Engineers was consulted during the preparation of the Draft EIR and their Annual Water Quality Reports for Martis Creek Lake were used as reference material for the Hydrology and Water Quality Section of the Draft EIR (Section 4.7). Additionally, the commentor is referred to Response to Comment K-6.
- Response 63-5:* The commentor is referred to Master Responses 3.4.4. (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). The commentor is also regerred to pages 4.7-54 through 4.7-62 and mitigation measure MM 4.7.5 in Section 4.7 (Hydrology and Water Quality) of the Draft EIR for a discussion of the project's impact on TROA.
- Response 63-6:* The commentor is referred to Response to Comment K-39.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 64

Lori Lawrence - Draft EIR for the Proposed Martis Valley Community Plan Update, SCH No. 2001072050

Page 1

From: "Jack G. Nixon" <jgnixon@microweb.com>
To: Lori Lawrence <LJLawren@placer.ca.gov>
Date: 8/19/02 11:53AM
Subject: Draft EIR for the Proposed Martis Valley Community Plan Update, SCH No. 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on this DEIR. Here are my comments.

1. Although the plan shows an adjusted holding capacity of 9220 dwellings, the plan itself could result in growth far beyond this number. The type of development to be brought about by this plan requires a large service industry that cannot afford the market rate housing existing in Martis Valley. Developers are required to provide 50% of their employee housing, not nearly enough. The result will be long commutes by many employees. Yet the DEIR does not address the impact of this increased traffic congestion.

64-1

2. There is no estimate of the number of employees currently commuting from outside the immediate area.

64-2

3. There is no analysis of the infrastructure requirements for the employees who will live in the new employee housing.

64-3

4. There is no analysis of the housing requirements for construction workers to be employed for the development of the Plan.

64-4

5. The Plan places no limits on growth

64-5

6. The rezoning from "forest" to "residential" for employee housing at Northstar creates impacts that have not been analyzed. The current application covers about six acres, but 18 acres were rezoned without an EIR. The impacts of utilizing the entire 18 acres must be analyzed.

64-6

7. These are only examples. To point out each oversight would take pages. In summary, the DEIR is badly flawed and must be redone with proper detailed analysis.

64-7

8. In addition, there was no proper public input into the creation of the Plan and the DEIR. The Citizen's Committee is composed almost entirely of developer representatives and government agencies. This is a badly conceived plan written by developers and for developers. The residents of Martis Valley deserve far better, and they know it.

64-8

Thank you for your consideration.

Sincerely,

Jack Nixon

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 64: JACK G. NIXON

- Response 64-1:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), 3.4.8 (Affordable and Employee Housing Effects of the Project), and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 64-2:* The commentor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project) and 3.4.10 (Adequacy of the Traffic Impact Analysis). As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.
- Response 64-3:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.11 (Public Services and Utilities) of the Draft EIR.
- Response 64-4:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project).
- Response 64-5:* Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 64-6:* Comment noted. The Draft EIR analyzes land use conflicts resulting from implementation of the Martis Valley Community Plan Update. The environmental impacts associated with the change of land use or rezoning of individual projects is considered in separate environmental documents that are prepared for the specific proposed project. As specifically noted on page 3.0-12 and as depicted on Figures 3.0-5 through -8 in Section 3.0 (Project Description) of the Draft EIR, the project includes consideration of the Northstar-at-Tahoe employee housing project (Sawmill Heights).
- Response 64-7:* The commentor states that the Draft EIR is badly flawed but fails to identify any inadequacies. Sections 4.1 through 4.12 of the Draft EIR provide extensive analysis of the Martis Valley Community Plan Update per CEQA.
- Response 64-8:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 65

Lori Lawrence - Comments on DEIR for the proposed Martis Valley Comm. Plan Update

Pe

From: Duff Kurland <duff@mikanet.com>
To: <LJLawren@placer.ca.gov>
Date: 8/19/02 12:07PM
Subject: Comments on DEIR for the proposed Martis Valley Comm. Plan Update

Dear Ms. Lawrence:

This is a brief note to convey our opinion of the DEIR for the Martis Valley Community Plan Update.

Are you not required by law to adequately address the Plan's impact on such areas as traffic, air quality, water supply/quality, noise, and wildlife habitat, and to take into account development planned by adjacent jurisdictions such as the Town of Truckee? We don't feel you've done so.

65-1

Furthermore, it seems to us that decisions regarding the Martis Valley are being made by many people who have no personal interest or concern for the area, as they live far from it.

65-2

Carol and Duff Kurland
350 Beach Road
Belvedere, CA 94920

We own a home at the Northstar-at-Tahoe resort.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 65: DUFF AND CAROL KURLAND

- Response 65-1:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.4 (Water Supply Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation), 4.5 (Noise), 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), and 4.9 (Biological Resources) of the Draft EIR.
- Response 65-2:* Comment noted. The commentor does not comment on the adequacy of the Draft EIR. Therefore, no further response is necessary.

Letter 66

Aug 15, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

**Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

Because of the inadequacy of the Martis Valley DEIR I request that the
Martis Valley DEIR be revised and re-circulated for public review.

66-1

The policies are very vague and defer evaluation of many ecological
resources. Wetlands, stream environment zones, habitat for rare, threatened
or endangered animals and plants, deer ranges, large areas of non-
fragmented natural habitat and wildlife movement zones, are briefly, if even
discussed..


66-2

This is not allowed by the California Environmental Quality Act, which
clearly states that such studies must be completed, reported and mandated in
the overall Plan for this massive development.

66-3

Please respond to these issues.

Sincerely,


Richard E. Ekman

Po Box 272
Dutch Flat Ca.
95714

August 13, 2002

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 66: RICHARD E. EKMAN

- Response 66-1:* The commentor states that the Draft EIR is inadequate, but fails to indentify what is inadequate about the Draft EIR. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.
- Response 66-2:* Comment noted. These policies consist of performance standards. The use of performance standard mitigation is allowed under CEQA guidelines 15126.4(a). This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 66-3:* The commentor states that studies must be completed, reported and mandated, but fails to indentify what studies and reports are missing from the Draft EIR. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.

Letter 67

**northstar
property owners
association**

PLACER COUNTY
DATE
RECEIVED
AUG 15 2002
PLANNING DEPARTMENT

August 13, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Faxed to (530) 889-7499 on 8/14/02/Hard Copy by Mail 8/14/02

Subject: Public Review Drafts of the Martis Valley Community Plan and Environmental
Impact Report (EIR)

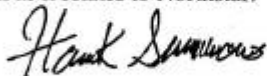
The Northstar Property Owners Association Board (NPOA Board) is the elected body representing the 1451 full time and part time residents of the Northstar community. This Board is entrusted to represent the community internally as well as with Public Agencies and other entities that have, or may have, an impact on our community. In June of 2000 the NPOA Board appointed 20 residents from all facets and locations of our community to serve on a Northstar Development Advisory Committee (NDAC). This committee has, on numerous occasions, met with representatives of County Planning, Northstar-at-Tahoe and East West Partners to consider and evaluate the impact of any future development at Northstar and our general community. The following recommendations are the result of extensive and careful debate and evaluation by the NDAC and NPOA. We strongly suggest that the final EIR reflect these changes.

1. Referenced: Section 4.4, Page 39, First Paragraph "All Connection Option --."
We do not recommend nor support that the Northstar/Shaffer Mill connector road be utilized for any public traffic. We do recommend construction of this road for fire, life and safety. 67-1
2. Referenced: Section 4.4, Page 38, Third Paragraph "Analysis of Roadway --."
We do not recommend nor support the Big Spring/Highlands road loop to be utilized for public traffic. We do recommend construction of a gated road for fire, life and safety with possible consideration for internal Northstar bus transit. This road loop is entirely within the Northstar property boundary. 67-2
3. Referenced: Section 4.4, Page 38, Last Paragraph "Conceptual Future Development --."
We recommend the inclusion of intercept lots to be located off Northstar Drive in the vicinity of the entrance to Northstar Drive from Highway 267. These lots, at a placement and capacity now under discussion with East West Partners/Booth Creek, will be utilized for day skier parking thereby relieving excessive Northstar Drive traffic. There is to be no increase in total day skier parking and therefore an equivalent reduction in village area available parking. 67-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

- 67-4 4. Referenced: Section 4.4, Page 38, Paragraph "Proposed Roadway Network --."
We do not support the widening of Highway 267 to four lanes. Alternatively, we do recommend the extension of the southbound right turn lane to a point in the vicinity of the "Northstar 1 mile" sign continuing this lane to the Highway 267-Northstar Drive intersection.
- 67-5 5. Referenced: Section 4.4, Page 52, Table 4.4.21 "Extent of Widening --."
We do not support the widening of Northstar Drive to four lanes for its entire length. We do recommend the following:
- Construction of four lanes on Northstar Drive from the Highway 267 entrance to a now planned roundabout to be located in the vicinity of the existing gas station. This roundabout will serve as a turn off for the employee housing and the planned intercept lots.
 - Re-grading the existing road section between the Highway 267 Northstar Drive entrance and the planned roundabout and turnoffs to improve road safety.
 - Consideration of a right hand turn lane from the planned roundabout to the intersection of Basque Drive.
- 67-6 6. Referenced: Section 4.2, page 15, Table 4.2-10, Notes 2: Proposed Land Use Diagram
The proposed allowable density increase in the Martis Valley Plan is excessive. We do not support the current proposed Northstar increase of approximately 2200 units. We also question the wisdom and impact of any rezoning that would permit an additional 1360 dwelling unit as proposed by Sierra Pacific Industries. We do not support any proposed development access entrance opposite the Northstar employee housing (Highlands) Highway 267 entrance.
- While not specifically referenced in the Martis Valley EIR, we believe the following additions should be made:
- 67-7 7. The chain up area for travel from Truckee to Lake Tahoe should be relocated south (towards Lake Tahoe) from the proposed new Highway 267 entrance.
- 67-8 8. Consideration should be given to establishing a forested corridor prohibiting new building construction along Highway 267 from the Northstar 1 mile sign to the Brockway summit.
- 67-9 9. Consideration should be given to mandate Conservation easements within any new developments in the Martis Valley area. An easement is now being negotiated between the NDAC and East West Partners, and this easement, as well as being incorporated in the Martis Valley EIR, could be a model for all new development areas.

We appreciate your attention to these requests knowing that they will improve the quality of the Martis Valley plan as it relates to Northstar.



Hank Simmons, President
For the Northstar Property Owners Association Board

CC: Fred Yeager, Placer County Planning
Paul Rouser, General Manager – Northstar Community Services District
Tony Giannoni, NDAC County Representative
NPOA Board Members

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 67: HANK SIMMONS, NORTHSTAR PROPERTY OWNERS ASSOCIATION BOARD

- Response 67-1:* Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).
- Response 67-2:* Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).
- Response 67-3:* Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).
- Response 67-4:* Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).
- Response 67-5:* Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).
- Response 67-6:* Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis). Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 67-7:* Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).
- Response 67-8:* Comment noted. However, it is unclear in regards to what this recommendation is intended to mitigate associated with environmental effects. This suggestion will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration.
- Response 67-9:* Comment noted. However, it is unclear in regards to what this recommendation is intended to mitigate associated with environmental effects. The Revised Draft EIR considers several reduced development alternatives that could involve the use of conservation easements. This suggestion will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - DEIR Martis Valley Plan

Page

Letter 68

From: Adda Sublett <envirohorse@yahoo.com>
To: <bcombs@placer.ca.gov>, <hwhite@placer.ca.gov>, <bsantucci@foothill.net>, <bloomfield@foothill.net>, <bos@placer.ca.gov>
Date: 8/17/02 9:09AM
Subject: DEIR Martis Valley Plan

August 17, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Dept
11414 "B" Avenue
Auburn CA 95603

RE: Draft EIR for Proposed Martis Valley Community Plan Update 2001072050

Letter 2 of 2: Traffic and Density

Dear Ms. Lawrence,

I do not think that the proposed plan adequately addresses density and traffic issues. The following are its inadequacies:

Density

Development must be capped with finite numbers for the entire Plan. If you look at proposed development currently being discussed we are getting close to the 9220 mark (1360 for Martis Ranch, 1000 for Waddell, 2200 for NorthStar, 1000 for Siller, 500 for Eaglewood, 65 for Hopkins). There is great discomfort that the 9220 figure really means double that. To remove the discomfort, please CAP development firmly at some figure less than 9220, which already represents far too great density.

68-1

In NorthStar particular, the proposed number in excess of 2200 units is outrageous. Those of us who bought property in Placer County for a rural experience are appalled at the East-West numbers originally planned. Over doubling the current 1400 housing is untenable. We do not want to become another ticky-tacky Beaver Creek with wall-to-wall condos and timeshare units.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - DEIR Martis Valley Plan	Page
Please consider a firm density CAP at about 7000 units.	68-1 Cont'd
Traffic	
While staff has done an earnest job trying to model traffic, the use of daily average traffic in no way captures the problems we experience on and near 267 during PEAK traffic. Please do studies during peak winter weekend times, in particular at NorthStar Drive.	68-2
The DEIR failed to provide for access to 267 at the following locations:	
Ø Highlands east of NorthStar Drive	68-3
Ø Martis Ranch Estates northwest of NorthStar Drive	
Ø Waddell Ranch northwest of NorthStar Drive	
Is it the Counties intention to put stop light at all of these intersections and make 267 into an urban hwyway? Or build over/underpasses? Or traffic circles? The plan has major deficiencies where this traffic management is concerned considering >4000 people are being discussed to be added here ALONE. We do not want stop lights at every intersection. Any development there should require the developer to put in on over/under crossing to accommodate free flow of traffic onto 267.	68-4
The DEIR fails to convince me that by adding a mere half mile of 4-lane road to the end of NorthStar Drive at 267 but tripling the amount of traffic on NorthStar Drive (from 6520 to 17400) is going to resolve the bottleneck there in winter. NorthStar Drive must not be blockaded. Any development there should require the developer to put in on over/under crossing to accommodate free flow of traffic onto 267.	68-5
The DEIR fails to consider the impact of a larger Village and Convention Center at NorthStar replete with Raley's Markets and Commercial facilities. No additional new traffic is wanted or needed on NorthStar Drive. Alternate access to the Village must be provided for any new development.	68-6
The DEIR fails to consider the increase in traffic from potential day skiers at NorthStar if Village and ski area expansion occurs.	68-7
The DEIR fails to consider the impact of the new Highway 267 once completed. 267 bypass should be considered as an existing condition. This is going to make access to the area even more intense.	68-8
The DEIR fails to discuss the implications driving in snow and snow removal in winter. Many of us feel that it is safer to drive on traditional 2 land roads in winter, than a 4 lane road without a center divider and	68-9

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - DEIR Martis Valley Plan		Page
double your chances for someone in an SUV to hit you. Do the people who did the analysis live in snow country? Things are vastly different here in winter and need to be treated accordingly for planning purposes.		68-9 Cont'd
The DEIR fails to consider traffic impacts to Highway 89 north.		68-10
The DEIR fails to consider traffic impacts to the Town of Truckee in Nevada County.		68-11
The DEIR fails to address remedies if problems are not ACTUALLY mitigated. Penalties should be built in for developers who fail to mitigate traffic and employee housing requirements. Developers must not be able to "buy" their way out of communal obligations.		68-12
The DEIR fails to provide meaningful analysis on Growth Inducing Analysis related to traffic.		68-13
Thank you for your consideration of this viewpoint and the opportunity to provide input.		
Adda Quinn 1119 Martis Landing Truckee CA 930-562-0148		
Adda Quinn 3027 St. James Rd. Belmont CA 94002 650-592-0722 phone 650-802-8654 fax but computer must be on, call first envirohorse@yahoo.com Adda		
----- Do You Yahoo!? HotJobs, a Yahoo! service - Search Thousands of New Jobs		

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 68: ADDA SUBLETT QUINN

- Response 68-1:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 68-2:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 68-3:* The commentor is referred to Response to Comment 68-2.
- Response 68-4:* The commentor is referred to Response to Comment 68-2.
- Response 68-5:* The commentor is referred to Response to Comment 68-2.
- Response 68-6:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 68-7:* The commentor is referred to Response to Comment 68-2 and 68-7.
- Response 68-8:* The commentor is referred to Response to Comment 68-2.
- Response 68-9:* The commentor is referred to pages 4.11-94 through -97 in Section 4.11 (Public Services and Utilities) of the Draft EIR for a discussion of snow removal on area roadways.
- Response 68-10:* The commentor is referred to Response to Comment 68-2 and Appendix B.
- Response 68-11:* The commentor is referred to Response to Comment 68-2 and Appendix B.
- Response 68-12:* All projects are required to comply with the Martis Valley Community Plan and subsequent Zoning Ordinance, as well as mitigation measures contained in the EIR.
- Response 68-13:* The commentor is referred to Response to Comment 68-6.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - DEIR Martis Valley Plan

Page

Letter 69

From: Adda Sublett <envirohorse@yahoo.com>
To: <bcombs@placer.ca.gov>
Date: 8/17/02 9:05AM
Subject: DEIR Martis Valley Plan

August 17, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Dept
11414 "B" Avenue
Auburn CA 95603

RE: Draft EIR for Proposed Martis Valley Community Plan Update 2001072050

Letter 1 of 2: Water Supply

Dear Ms. Lawrence,

I do not think that the proposed plan adequately addresses long-term water supply either for the area itself or for down-stream users. The following are its inadequacies:

- | | |
|---|------|
| Ø The DEIR fails to consider all planned land uses such as landscaping and snow-making. | 69-1 |
| Ø The DEIR fails to include the Reno/Sparks area in the planning process, clearly a short-coming since they will be ultimately the ones deprived of future water. | 69-2 |
| Ø The DEIR fails to specifically limit the number of units being proposed. Without such a limit, nearly double the proposed 9220 units could be built. A specific limit should be set for housing unit less than this figure. | 69-3 |
| Ø The DEIR underestimates the amount of water needed for the 9220 by 50%. It makes erroneous assumptions that only 20% of homes will be permanent residences; and fails to account for fractional ownership or rentals. | 69-4 |
| Ø The DEIR fails to analyze effects of water storage units, pipes and wells. Studies are needed | 69-5 |

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - DEIR Martis Valley Plan

Page

Ø The DEIR fails to provide meaningful analysis on Growth Inducing Analysis related to water supply 69-6

Ø For NorthStar, no analysis has been done on using proposed spring water for new housing and that effect on wetlands nearby. It is not adequate to assume that there is no interaction between seeps and groundwater. 69-7

Several new private golf courses are planned using water from the common aquifers. Golf courses are notoriously both water intensive users and pesticide/herbicide polluters. Even with xeriscaping and state-of-art management, given that this is the ARID WEST, I have a strong bias that only public golf courses be built. Even public course numbers should be limited. The strongest environmental measures must be designed and approved prior to course construction. 69-8

Thank you for consideration of this view and the opportunity to comment.

Adda Quinn

1119 Martis Landing

Truckee CA 530-562-0148

Adda Quinn
3027 St. James Rd.
Belmont CA 94002
650-592-0722 phone
650-802-8654 fax but computer must be on, call first
envirohorse@yahoo.com Adda

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3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 69: ADDA SUBLETT QUINN

- Response 69-1:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 69-2:* The commentor is referred to Response to Comment 69-1.
- Response 69-3:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 69-4:* The commentor is referred to Response to Comment 69-3.
- Response 69-5:* The commentor is referred to Section 4.11 Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 69-6:* The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 69-7:* The commentor is referred to Response to Comment 69-1.
- Response 69-8:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 70

10290 Estates Drive
Truckee CA 96161
August 18, 2002

PLACER COUNTY
DATE RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 B Avenue
Auburn CA 95603

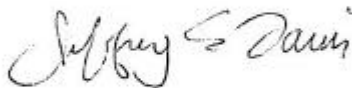
Dear Lori Lawrence,

I am writing to you to express my concern over the Martis Valley Community Plan. I have read several articles in the local papers and as a long time resident of Martis Valley I have many concerns about the proposed plan. My main criticism is that the plan was written twenty-seven years ago and is not relevant to our community today. It doesn't take into account that since the plan was written there has been a dramatic increase in building and population that already stresses our current infrastructure and limited resources. We already have too much traffic in my opinion. The project is so vast in scope that I think the developers owe it to us to at least rely on a plan that is current and takes into account the issues we are dealing with now, not over a quarter of a century ago. I am also very concerned that the plan will severely deteriorate our mountain quality of life. Having six to nine thousand new homes built will impact every aspect of our daily life. It will have a huge negative affect on traffic congestion, air quality, water quality, and indigenous wildlife and natural habitats.

70-1

I live here because there is open space, clean air and water, and I believe a better quality of life. This plan threatens to urbanize this area and destroy all the reasons that I have lived here for the last fifteen years. We need to come to our senses and realize that if we are going to continue to develop this area that it should at the very least be governed by a new plan that takes into account all the impacts to our community today.

Sincerely,



Jeffrey E. Davis

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 70: **JEFFREY E. DAVIS**

Response 70-1: The commentor states his disapproval of the Martis Valley Community Plan. Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for considerations. The commentor is also referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.1 through 4.12 of the Draft EIR, which provide an extensive analysis of the environmental affects associated with the Martis Valley Community Plan per CEQA.

Letter 71

Richard W. George

1711 Grouse Ridge Road
Truckee, California 96161

PLACER COUNTY
DATE
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AUG 19 2002

PLANNING DEPARTMENT

August 18, 2002

Ms. Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Re: Draft Environmental Impact Report ("DEIR") for the Proposed Martis Valley
Community Plan ("MVCP") Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I am writing to request that the board set aside the newly published Martis Valley
Development Plan and re-start the process of updating the Martis Valley General
Plan.

I am a registered voter and property owner in Placer County. I am also an active
FAA-licensed private pilot.

71-1

The points of my concern about the DEIR pertain to the impact on Martis Valley
due to growing use of Truckee Tahoe airport (TRK).

With the projected development of homes, infrastructure and collateral services
planned for the Martis Valley, there will be a substantial increase in air traffic
operations at the airport. My main concerns include:

- Traffic congestion: The number of In-bound and out-bound flights will
increase and add to air traffic congestion, both on the ground and in the
air. Will there be a need to convert TRK from an Uncontrolled Airport to a
Controlled airport? Will there be a need for large jet aircraft to fly into TRK
to accommodate increased demand for passengers and freight? Will the
ancillary users of TRK, e.g., sport gliders, be crowded out?
- Expanded facilities: Increased traffic and number of airplanes will require
better and larger facilities, including hangars, fueling stations, tie-down
areas, etc. Where will this development take place, specifically, and what
impact will it have on the surrounding land areas?

71-2

L Lawrence, Placer/Martis Valley DEIR. Page 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

- Air, Water and Noise pollution: piston- and jet-powered aircraft operate out of TRK. These aircraft engines burn a range of fuels that contain toxic substances. It is well documented at other California locations, burned and unburned fuel in the air can create unsightly and unhealthy smog. Such fuels can contaminate the underlying earth and water below not only the airport itself but under all flight paths. All aircraft, but especially jet aircraft, landing and taking off from TRK create substantial and very disturbing noise. What will be the impact on the air and water quality in Martis Valley? What volumes and frequencies of noise generation will be expected?

71-3

None of these issues are addressed in the DEIR. Each of them, however, raises serious issues that need to be researched and addressed so that their individual and collective impacts can be measured, mitigated or otherwise limited and controlled.

71-4

A proper exercise to determine the impact of proposed development in Martis Valley MUST include an in-depth review of all issues related to the inevitable concomitant development of the airport.

I request that you keep me informed of all meetings and that you send me copies of all publications, etc., that pertain to these issues.

71-5

I look forward to your reply. Thank you.

Sincerely,



L. Lawrence, Placer/Martis Valley DEIR. Page 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 71: **RICHARD W. GEORGE**

Response 71-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 71-2: The commentor is concerned with expansion of the Truckee-Tahoe Airport and increased air traffic congestion, and the airport's impacts on the surrounding land areas. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.1 (Land Use), 4.3 (Human Health/Risk of Upset), 4.4 (Transportation and Circulation), 4.5 (Noise), and 4.6 (Air Quality) of the Draft EIR for an analysis of the airport's expansion and impacts on surrounding land uses. The airport is operated by the Truckee-Tahoe Airport District and not Placer County.

Response 71-3: The commentor is referred to Response to Comment 71-2.

Response 71-4: The commentor feels that the Draft EIR does not adequately address the impacts of the airport. The commentor is referred to Response to Comment 71-2.

Response 71-5: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 72



CALIFORNIA TROUT

Fred Yeager
Placer County Planning Department
11414 B Street, Auburn, CA 95603

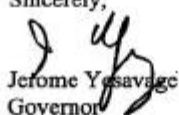
By letter & e-mail
August 19, 2002

Dear Mr. Yeager:

I am writing to add a supplementary comment on the "Martis Valley Community Plan DEIR," which I understand will control development of land south and east of Martis Lake over the next decade. My source of information is: <http://www.placer.ca.gov/planning/martis-vcp/martis-vcp-deir-toc.htm>. In addition, on advice of staff, I visited the site on August 11, 2002.

We will provide detailed comments on these issues in the attachment. We would like to be kept informed of progress on this plan.

Sincerely,


Jerome Yesavage
Governor

California Trout <http://www.caltrout.org/>
827 Santa Fe Avenue
Stanford, California 94305
Internet E-Mail: yesavage@stanford.edu
URL: <http://www.stanford.edu/people/yesavage>
Voice: 650-858-1365 Fax: 650-493-1740 eFax: 707 897-1414

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DATE
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AUG 16 2002

PLANNING DEPARTMENT *EY*

72-1

One major concern is that the cumulative impacts of the development on the fragile Martis Creek will be extremely severe due to its small size and flow.

Impact 4.7.2: Operational Surface Water Quality Impacts: "Implementation of the Proposed Land Use Diagram could result in direct and indirect surface water quality impacts from operation of various land uses in the Plan area.

This may also impact 4.7.7 on cumulative surface water effects.

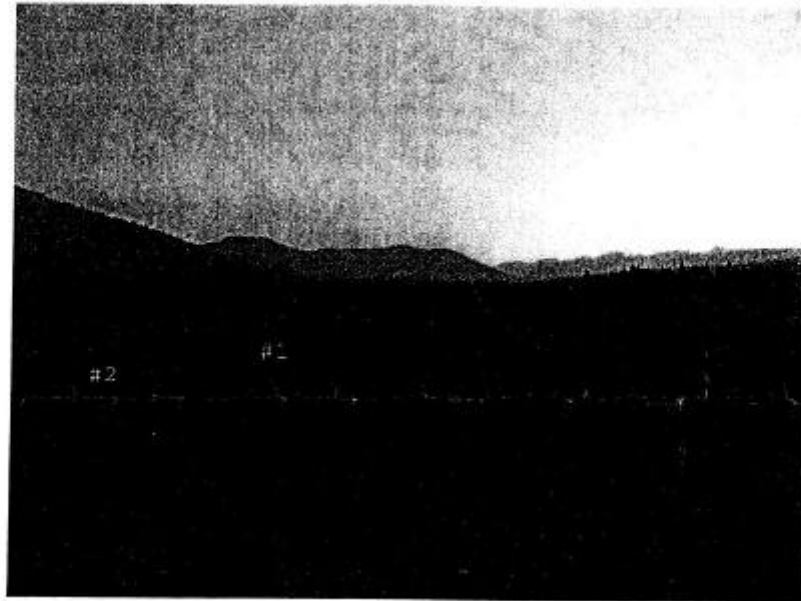
Mitigation Measure 4.7.2 a: The County shall require that each subsequent project develop a surface water quality control program to be incorporated into the project's storm water drainage system design. This program would specify the design of plan to water quality facilities to be used in the project's drainage system, including details and methods for intercepting and improving surface water quality as well as maintenance of facilities. The water quality control features should shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutants loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (LRWQCB).

California Trout Additional Comment: The basic concern of California Trout is that the new construction will increase the load of fertilizer (nitrates) into the Lake and increase the likelihood of an algae bloom and fish kill. A secondary concern is that increased fertilizer load will result kill insect populations in the stream and lake upon which the fish depend for feed. Finally, sediment load will ruin spawning areas.

These concerns are now emphasized due to our understanding of the very small size of the Creek and low summer flows. The following pages show some photos of the Creek taken on August 12, 2002. The photos were taken at the observation point above the Highway 267 overcrossing. As one can see it is at that point a Creek of less that 5 feet in breath and the flow is less than 5 cfs.

The pollutant loads that would be developed, especially in summer, in this small creek would no doubt overwhelm its ecology. Our position is that even though this is a small Creek it is the major tributary to Martis Lake and its destruction would severely impact that fishery.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR



Overview from Highway 267 looking upstream.



#1: Creek Upstream



#2: Creek Downstream

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 72: JEROME YESAVAGE, CALIFORNIA TROUT

Response 72-1: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 73

Lois



CALIFORNIA TROUT

Fred Yeager
Placer County Planning Department
11414 B Street, Auburn, CA 95603

By letter & e-mail
August 19, 2002

Dear Mr. Yeager:

I am writing to comment on the "Martis Valley Community Plan DEIR," which I understand will control development of land south and east of Martis Lake over the next decade. My source of information is: <http://www.placer.ca.gov/planning/martis-vcp/martis-vcp-deir-toc.htm>.

California Trout, with some 5000 members, feels it is necessary to comment on the important role of Martis Lake as a sportfishery. This Lake is a destination fishing site for anglers within California and for tourists visiting the Tahoe area. Our organization, along with several other fishing organizations, fought for many long years to obtain the special regulations currently in force that make this Lake such a choice destination. Our initial examination of the DEIR will leave this major fishing resource severely threatened on at least two major issues.

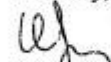
One major concern will simply be the amount of runoff that is likely to contain sediment, fertilizer, and pesticides. We find the discussion of such issues to be inadequate in the DEIR and clearly in need of major revision.

73-1

A second major concern will be the tapping of groundwater for water supplies to the new development. Again we find the discussion of this issue inadequate and in need of revision. In particular a reduced flow into the inlet strains of the Lake may in and of itself lead to deterioration of spawning conditions in those strains, a situation that could only be made worse by the fact that runoff into the strains would likely include large amounts of sediment, pesticide, and fertilizer residue.

We will provide detailed comments on these issues in the attachment. We would like to be kept informed of progress on this plan.

Sincerely,


Jerome Yesavage
Governor

California Trout <http://www.caltrout.org/>
827 Santa Fe Avenue
Stanford, California 94305
Internet E-Mail: yesavage@stanford.edu
URL: <http://www.stanford.edu/people/yesavage>

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FY
PLANNING DEPARTMENT

One major concern will simply be the amount of runoff that is likely to contain sediment, fertilizer, and pesticides. We find the discussion of such issues to be inadequate in the DEIR and clearly in need of major revision.

Impact 4.7.2: Operational Surface Water Quality Impacts: "Implementation of the Proposed Land Use Diagram could result in direct and indirect surface water quality impacts from operation of various land uses in the Plan area.

Mitigation Measure 4.7.2 a: The County shall require that each subsequent project develop a surface water quality control program to be incorporated into the project's storm water drainage system design. This program would specify the design of plan to water quality facilities to be used in the project's drainage system, including details and methods for intercepting and improving surface water quality as well as maintenance of facilities. The water quality control features should shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutants loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (LRWQCB).

73-1

California Trout Comment: The basic concern of California Trout is that the new construction will increase the load of fertilizer (nitrates) into the Lake and increase the likelihood of an algae bloom and fish kill. A secondary concern is that increased fertilizer load will result kill insect populations in the stream and lake upon which the fish depend for feed.

1. Regarding algae bloom and fish kill, the facts have been known for some time. Basically fish like humans need oxygen to breathe, nutrients (primarily nitrogen and phosphorus) are necessary for plant growth and are commonly found in fertilizers used on home and golf course lawns. An excess of these nutrients, combined with enough light and warm, slow-moving, and poorly-mixed water, can result in an excess production of algae. This leads to the death of fish because the algae in the water consume so much of the oxygen the fish have none to breathe. These extra nutrients may come from point sources such as waste water treatment plant discharges and non-point sources such as agricultural activities, gold courses and urban runoff. More detailed facts on this can be found at the Ecological Society of America's website: (<http://esa.sdsc.edu/>).

2. This problem has led to major kills on bodies of waters as large as Chesapeake Bay, but more commonly is found in smaller lakes and ponds, especially in the summer. Martis Lake would become a prime target for this problem if all the fertilizer runoff from 7000 homes and several golf courses were directed down the Creek.

3. The DEIR proposed Mitigation states that a plan will be developed to deal with this an other water quality problems and that all requirements of the Lahontan Regional Water Quality Control Board (LRWCB) will be met. We emphasize that such plans must be comprehensive and that there is considerable amount of public information available regarding the details of requirements, especially for golf courses. See for example the Stormwater Manager's Resource Center (<http://www.stormwatercenter.net/>) from the Center for Watershed Protection that provides local governments, activists, and watershed organizations around the country with the technical tools for protecting streams, lakes and rivers.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

A partial listing of issues to be considered for golf courses includes:

- At least a 100' vegetated buffer separating fairways from streams and especially avoiding fairways that cross streams.
- All wetlands protected by extra buffer.
- Use of "underdrains" or sand mixtures with pipes in them to remove especially problematic chemicals from relatively heavily contaminated greens.
- Use of isolated landscape depressions to receive such material from greens so that it is not released into the Creek.

73-3

4. California Trout is also concerned that LRWQCB's policy in this area may be inadequate. In particular we feel that scrutiny must be applied to the granting of "fair use" exceptions to the buffer zones. Care must be taken to ensure that wholesale use of exceptions does not weaken the use of proper buffer zones.

73-4

5. Regarding home lawns, the EPA estimates that 20-40% of homeowners apply fertilizer and pesticides. This could be a substantial load for the Creek if all storm water drains into the Creek. Expert consultation will be required to determine if a solution is possible to this problem. One possible scenario would be directing storm water below the dam rather than into the Lake.

73-5

6. Another concern we have is that a state-of-the-art monitoring program be established for detection of pesticides and fertilizer residues and the Lake. Our understanding is that currently the only standards that are available for application apply to the junction of the Truckee River and Martis Creek. This does not cover our main area of concern Martis Lake itself.

73-6

7. A final concern we have is that a monitoring program be developed for the spawning areas of Martis Creek. This Creek allows wild fish from the Lake to reproduce. Anglers in California place a high premium on wild fish and this is one aspect of the Lake that draws anglers from far and wide. It may be necessary to consult expert to develop a plan to avoid sedimentation from covering the gravel required for successful spawning. This could involve several different engineering techniques that have been applied to other streams. In any case, increased sediment in the stream must be monitored and avoided at all costs.

73-7

A second major concern will be the tapping of groundwater for water supplies to the new development. Again we find the discussion of this issue inadequate and in need of revision. In particular a reduced flow into the inlet strains of the Lake may in and of itself lead to deterioration of spawning conditions in those strains, a situation that could only be made worse by the fact that runoff into the strains would likely include large amounts of sediment, pesticide, and fertilizer residue.

73-9

Impact 4.7.5: Increased Groundwater Impacts: "Implementation of land uses under the Proposed Land Use Diagram would increased groundwater usage in Martis Valley, which could adversely impact groundwater resources as well as interactions between groundwater and surface water."

Mitigation Measure 4.7.5: "The County, in coordination with the Placer County Water Agency in the Northstar Community Services District, shall require that proponents of new development and demonstrate that knew well facilities or expanded operation of existing well facilities will be in compliance with Section 204 c 1 (B) of P.L. 101-618 and/or any subsequent standard set forth in the Truckee River Operation Agreement that requires that the placement be designed to avoid substantial effects to surface water flows or conditions. Well test, identification of setbacks from waterway, appropriate hydrologic testing and/or reports from qualified professionals shall be provided verifying that no substantial impact to surface waters will occur."

California Trout Comment:

1. The basic concern of California Trout is that the proposed estimate of groundwater use should be independently verified. According to the figures provided in the DEIR by Nimbus Engineers 17,000 acre-feet are estimated to be currently available per year in Martis Valley, taking into consideration current use. Assuming that an additional 7000 households will be added to this demand and that each will use approximately 1 acre foot per year this leaves and reserve of 10,000 acre-feet per year. However, the use planned for the additional golf courses has not been added to this demand. The importance of these estimates is crucial to ensuring continued flow and Martis Creek. If the estimates are overgenerous by a factor of 2, flow in the Creek could be impacted with resulting deterioration of fishing habitat through a reduction in the spawning territory available in the Creek as well as potential concentration of nitrates and pesticides in the Lake. Furthermore, an inaccurate estimate of water available to be pumped may impact the total amount of water that could be drawn from the Truckee system. This would have implications for the Truckee River Operation Agreement that covering that system, i.e. if this water was not available, from where would it be drawn? Therefore, we ask for an independent review of these crucial figures by an independent Engineering firm.

73-9

2. The actions of the LRWQCB play a major role in the overall success in protecting public trust resources such as fish. Appropriately, California's most prominent ecosystem protection statute, the California Environmental Quality Act (CEQA), contains specific measurability requirements. To mitigate for adverse environmental impacts associated with the use of California natural resources, CEQA requires the implementation of mitigation measures. CEQA mandates that such measures are to avoid being "arbitrary or capricious" by being fully enforceable. Thus we ask that the flows into the Creek and Lake be fully monitored as part of a mitigation plan.

73-10

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

3. It cannot be stated that this is "just a little creek" and fishing rights do not exist on it. In exercising its governing authority the State has a continuing responsibility to exercise supervision of public trust property.¹

"In our opinion, the core of the public trust doctrine is the state's authority as sovereign to exercise continuous supervision and control over the navigable waters of the state and lands underlying those waters. This authority applies to the waters tributary to Mono Lake and bars DWP² or any other party from claiming a vested right to divert waters once it becomes clear that such diversions harm the interests protected by the public trust." (supra, pages 425-426)

"Thus, the public trust is more than an affirmation of state power to use public property for public purposes. It is an affirmation of the duty of the state to protect the people's common heritage of streams, lakes, marshlands and tidelands, surrendering that right of protection only in rare cases when the abandonment of the right is consistent with the purposes of the trust." (supra, page 441)

In terms of the Truckee River and its tributaries, the State's continuing public trust responsibility is not dependent on navigability but applies to all waters, including Martis Creek.³

DFG Section 5937 and 5946 are formal Legislative recognitions of the State's public trust interest in its fisheries. The public trust doctrine, its responsibility and authority was vested in the State of California upon admission to the Union.⁴ The State's fishery resources are owned by the public and are held in trust by the sovereign for the common benefit of the public.⁵ The State holds title to its running waters in the public trust.⁶

Thus, California Trout argues that mitigation of this development must include a major effort at preserving the fishery along Martis Creek including a substantial effort in planning and specific construction techniques to reduce the impact of the additional golf courses and housing proposed as well as an independent assessment of the flow projections made in the DEIR.

¹ National Audubon Society v. Superior Court of Alpine County (1983) 22 Cal.3d 426, 189 Cal.Rptr. 346.

² City of Los Angeles Department of Water & Power

³ Truckee Lumber Co., supra, at 400-401; Holyoke Company v. Lyman (1872) 82 U.S. 500, 514; California Trout, Inc. v. State Water Resources Control Board (1989) 207 Cal.App. 3d 585, 255 Cal.Rptr. 185.

⁴ Ward v. Race Horse, (1895) 163 U.S. 504.

⁵ People v. Truckee Lumber Co. (1897) 116 Cal. 397, 399-400.

⁶ Schaezlein v. Cabaniss (1908) 135 Cal. 446, 470-471.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 73: JEROME YESAVAGE, CALIFORNIA TROUT

- Response 73-1:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-2* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-3* The proposed Martis Valley Community Plan does not specific promote or propose the development of golf courses. However, the Draft EIR acknowledges current development project proposals to construct new golf course facilities in the Plan area, which are considered in the impact analysis provided in the Draft EIR. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-4* The proposed Martis Valley Community Plan does not specific promote or propose the development of golf courses. However, the Draft EIR acknowledges current development project proposals to construct new golf course facilities in the Plan area, which are considered in the impact analysis provided in the Draft EIR. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-5* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-6* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-7* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6 and K-39.
- Response 73-8* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-9* Golf course, snow making and other non-residential land uses were considered in estimating water demands of the Proposed Land Use Diagram (Draft EIR page 4.7-55). Draft EIR pages 4.7-18 through -20 also specifically notes the project's water usage associated with the Truckee-Carson-Pyramid Lake Water Settlement Act. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 73-10* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Response 73-11 Comment noted. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 74

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603
C/o: planning@placer.ca.gov

RE: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan update, SCH
No: 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on this draft environmental impact report. First, I have three requests: 1) As the DEIR is a very complicated document, and it is very time intensive to review environmental impacts and correlate them to appropriate Placer county policies, goals, and mitigation measures, I request an extension of the public comment period, 2) By my examination thus far, it is evident that this DEIR neither follows the letter of or the intent of the California Environmental Quality Act, and I therefore request that a revised DEIR that meets CEQA requirements be completed and recalculated for public review, 3) One of the glaring faults of the DEIR is that there was virtually no public input for this plan. There was no representation for the environmental community, the affordable housing community, TRPA, the Lake Tahoe Community, Nevada County, the Town of Truckee, diversification of the economy proponents, and sustainable economic experts. All of these citizens have a stake and a voice in the future of their community, and none were effectively represented. I therefore request that the present planning process be stopped and a new state of the art Smart Growth Citizens committee be formed that will do a true community visioning process that looks at all the interest of this diverse community.

74-1

74-2

74-3

A detailed review of the DEIR shows that the groundwater quality in the Martis Valley area is not adequately studied. "The GeoTrans report points out that arsenic, manganese, and radon concentration in the local ground water are a water quality concern in the Martis Valley." (DEIR 4.7-15). Please review all current data that shows which wells have an arsenic (greater than 0.005 mg/l), manganese (greater than 0.05 mg/l), and radon (greater than 300 pico curies/l) level, all of which are considered to be unhealthy by the Environmental Protection Agency.

The entire neighborhood of Glenshire in the town of Truckee recently switched their water system to the TDPUD because of contamination. The DEIR details several wells in the plan area that are contaminated with arsenic, manganese, and radon. It is illogical and bad science for Nimbus to repeatedly assume that 24,700 acre feet of water is available for drinking water without taking into consideration whether all of that water is fit for human consumption. Please drill wells at all areas that are expected to be drilled at build-out for the proposed plan and test for the above levels of arsenic, manganese, and radon, then subtract the amount of water available from contaminated wells. If this is not possible, drill enough wells so that there is a statistically significant portion of the aquifer studied. Apply the appropriate level of contamination to the whole aquifer (with a realistic margin of error), and then report the availability of water after detailing the levels of contamination. Without this detail, it is impossible to determine the availability of clean drinking water available to the citizens of the plan area.

74-4

MORE

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Page 2

The executive summary of the Nimbus study (page 1 underline added for emphasis) states, "The water balance is an appropriate tool for identifying and predicting the movement of ground water in the Martis Valley Ground Water Basin under equilibrium conditions. Water balance methods have been widely utilized to estimate available groundwater in a variety of hydrogeologic environments. The water balance represents conditions of long term average precipitation and best estimates of current ground water inflows and outflows... Approximately 24,700 acre-feet of ground water is available.... This value is based on the best available data and methods of analysis appropriate to the quantity and quality of these data. This evaluation is of a degree of accuracy and certainty consistent with the established practices of geologic and hydrologic analysis and judgment. Ground water in storage is estimated to be 484,000 acre feet."

When an engineer or scientist uses words like predicting, estimates, approximately, appropriate to the quantity and quality, and judgment, the reader knows that the data is worthless without a stated margin of error. Nowhere in the DEIR is it mentioned that there is a very large margin of error in the calculated amount of water available from the Martis Valley Aquifer. Please detail the margin of error in all the data used for the aquifer study including but not limited to recharge efficiency (table 1), ground water recharge (table 2), recharge due to precipitation (table 3), groundwater extraction (table 4), septic system estimates (table 5), irrigation consumptive use and recharge (table 6), summary of ground water recharge, movement, and discharge (table 7), average annual water balance (table 8), USGS stream flow gauging station data (table 9), Truckee river and Carson river regression results (table 10), results of mass balance (table 11), and Calculation of Available Ground Water (table 12), and then apply this margin of error to the data in the DEIR. Please detail the margin of error and report it every time the amount of available ground water is mentioned in the DEIR.

74-5

Also, and again, when a scientist states that the number is the best available according to the "quantity and quality" of the data available, it is obvious that data is either missing or of questionable quality. Please detail the type of studies that would substantially increase the quality and quantity of the data used to calculate the amount of water available in an aquifer study. Please report the time frame needed, the types of data that would increase the quality of the final analysis, the resulting margin of error for a study with higher quality data, and the reason why this type of study was never undertaken.

In light of the overall quantity and quality of the data, and a call to Nimbus confirmed that the margin of error on a water balance study can easily approach or exceed 50%, lets review the availability of ground water in the Martis Valley Aquifer. With water quality problems for arsenic, manganese, and radon, predict that 10% of the available water is contaminated and not suitable for human consumption, and the study really has a margin of error of 50%. With these valid assumptions, the amount of water available and reported in the DEIR should be reported as 22,000 acre feet plus/minus 11,000 acre feet. Therefore, the amount of available water could be as low as 11,000 acre feet.

From the DEIR (page 4.7-55), "In addition to the build out under the Proposed Land Use Diagram, the remaining portions of the Martis Valley (Town of Truckee, Nevada County) are expected to generate a water demand of approximately 13,000 to 14,000 acre-feet annually (Antonucci, 2001). Thus, the total water demand for the Martis Valley (both Placer and Nevada County) at build-out is anticipated to be 21,000 to 22,000 acre-feet annually."

74-6

MORE

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - David Welch response to Draft EIR for Martis Valley -8-13.doc

Page

Page 3

The amount of available water is very possibly as low as 11,000 acre-feet. The proposed plan uses water well over the rate that is acceptable. There is a definite and calculable risk that the projected use for water for the area studied is 100% more than available. Please use better data and then perform the statistical analysis that will tell the community what the probability is that the amount of available water will be exceeded. If only 11,000 acre-feet is available, and a long term draw down of our aquifer occurs, the results could be disastrous. The ski and golf industries will not have enough water to function at build out, our tourist based economy will literally dry up, wells will get deeper and deeper, more electricity will be used to pump, wetlands and wildlife habitat will be destroyed, and the local residents will not have sufficient drinking water.

74-6
Cont'd

The DEIR is insufficient in the quality of the water analysis because the data is of inadequate quality. Please collect quality long term gauged data and do a quality water analysis, and then report that data with appropriate margins of error in a revised DEIR.

74-7

Also, please develop an alternative plan in conjunction with the town of Truckee and Nevada county that allows for development that does not exceed water use of 9,000 acre feet. This plan should then be reported in and evaluated in the DEIR.

74-8

Sincerely,

David Landis
Voting residence:
4018 Ski View
Northstar at Tahoe

Mailing Address:
2032 Scott St.
San Francisco, CA 94115
Email: david@landispr.com
415.561.0888

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 74: DAVID LANDIS, RESIDENT

- Response 74-1:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).
- Response 74-2* Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.
- Response 74-3* CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Input on the scope of the Draft EIR was received as part of comments on the Notice of Preparation, which were considered in the preparation of the Draft EIR. Thus, input on the EIR was solicited and utilized pursuant to CEQA.
- Response 74-4* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).
- Response 74-5* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 74-6* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 74-7* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.
- Response 74-8* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 75

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603
C/o: planning@placer.ca.gov

RE: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan update, SCH
No: 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on this draft environmental impact report. First, I have three requests: 1) As the DEIR is a very complicated document, and it is very time intensive to review environmental impacts and correlate them to appropriate Placer county policies, goals, and mitigation measures, I request an extension of the public comment period. 2) By my examination thus far, it is evident that this DEIR neither follows the letter of or the intent of the California Environmental Quality Act, and I therefore request that a revised DEIR that meets CEQA requirements be completed and recirculated for public review. 3) One of the glaring faults of the DEIR is that there was virtually no public input for this plan. There was no representation for the environmental community, the affordable housing community, TRPA, the Lake Tahoe Community, Nevada County, the Town of Truckee, diversification of the economy proponents, and sustainable economic experts. All of these citizens have a stake and a voice in the future of their community, and none were effectively represented. I therefore request that the present planning process be stopped and a new state of the art Smart Growth Citizens committee be formed that will do a true community visioning process that looks at all the interest of this diverse community.

75-1

75-2

75-3

Large land owners and developers are in the business of paying off their banks and equity partners and making sure there is a large return on investment for themselves. It is in their best interests to always maximize the amount of units and or coverage that they can achieve, and minimize the amount of land that is not available for development.

As an example, the proposed community plan really allows for 20,467 units (DEIR table 4.2-10), with an adjusted holding capacity of 9,220 units. What law will hold the developers to 9,220 units total? How was the standard 20% reduction calculated? Was all the developable land in the Martis Valley, and only the land in Martis Valley, reviewed to determine a "standard deduction" for the Martis Valley specifically? If not, why not? What is the margin of error in the 20% standard deduction (table 4.2-10)? All numbers calculated with data will have a range of error. Please provide all the data available and justify the margin of error, then, report the adjusted holding capacity with a realistic margin of error. Without this margin of error, the range of impacts cannot be properly calculated, and the DEIR therefore understates these impacts. Please recalculate all impacts studied in the DEIR, including but not limited to, all impacts identified in table 2.0-1. Please pay special attention to and calculate the effects on affordable housing, water use, traffic, fragmentation of wildlife habitat, loss of species, air pollution (ozone and pm10 particles), and report the increase in asthma and heart attacks inherent with increases in air pollution over levels in the Martis Valley at the present.

75-4

MORE

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Page 2

Also, the plan understates the possible level of permanent occupation of the units in the future. This number is then used to calculate all impacts in the valley. Please do a detailed study on the present purchasers for vacation homes in resorts. Take into account that they are baby boomers nearing retirement and that many have plans to retire in their vacation homes. Report this information in the DEIR with real margins of error. Please take into account information available from, and why not do a joint study with Nate Hutcheson of the American Planning Association? I am sure the APA would love to do a definitive study of a resort area as important as the Truckee/Lake Tahoe area.

75-5

For your information, and as a start to this investigation, see the APA's newsletter for resorts (Mountains and Shores-Summer 2002). In the article "Huge Boom in Residential Migration to Resort Towns Concerns Locals, Planners," the author, in part says:

"Vacation spots typically inhabited by a small number of locals in the off-season are attracting residential migration in record numbers, and developing year round community conflicts. These locations typically offer coastal, mountain, and lakeside recreation areas, natural beauty, fresh air, and entertainment options. But those who used to come and visit are now coming to stay permanently. As APA researcher Nate Hutcheson reports in Zoning News, a publication of the American Planning Association, communities that offer such luxuries are now prime candidates for land use conflicts. "Americans are on the move to resort destinations", says Hutcheson. "The populations of traditional get-away destinations are surging, and planners are coming face to face with new social, economic, and public health challenges because of this." Residential migration to vacation destinations is estimated at 700,000 to 1.6 million people per year... The task for planners seems to be defining and maintaining a balance between year-round, seasonal, and vacationing people while considering the effects on property, the well-being of the community, and a thriving economy."

This DEIR is fundamentally flawed in the most basic of data collection and analysis. It in every instance possible understates the true level of impact to the economic, social, and environmental health of the Martis Valley Community. This process could be greatly enhanced by a community visioning process that takes into account the economic and environmental concerns of all community stakeholders.

75-6

Sincerely,

David Landis
Voting residence:
4018 Ski View
Northstar at Tahoe

Mailing address:
2032 Scott St.
San Francisco, CA 94115
david@landispr.com
415.561.0888

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 75: DAVID LANDIS, RESIDENT

- Response 75-1:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).
- Response 75-2* Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.
- Response 75-3* CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Input on the scope of the Draft EIR was received as part of comments on the Notice of Preparation, which were considered in the preparation of the Draft EIR. Thus, input on the EIR was solicited and utilized pursuant to CEQA.
- Response 75-4* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 75-5* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 75-6* Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 76

To: Lori Lawrence, Planning Dept., Placer County

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Avenue
Auburn, CA 95603

C/o: planning@placer.ca.gov

From: David Landis

4018 Ski View, Northstar at Tahoe

Mailing address: 2032 Scott St., San Francisco – 415.561.0888

Email: david@landispr.com

Dear Lori:

This fifth letter is submitted in response to the Draft EIR for Martis Valley.

This EIR should provide public decision-makers with enough meaningful information "to make a decision which intelligently takes into account environmental consequences." **But it doesn't!**

76-1

A summary of major flaws include, but are not limited to, the following:

1. The project description is incomplete which results in analyses that underestimate the impacts. (6,800 new homes, etc.)
2. Key aspects of the project setting are not adequately described.
3. The full extent of significant environmental impacts are not disclosed.
4. The level of analysis fails to include project specific information that is available. Conclusions are substituted for actual analysis.
5. Cumulative impacts are not identified: thus mitigation measures for addressing cumulative impacts are omitted.
6. The report fails to analyze a reasonable range of alternatives.
7. Please extend the public comment period – the County has not allowed enough time for input.
8. The plan recommends far too much development for the area

76-2

76-3

76-4

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76-8

76-9

We need more than a superficial boiler plate analysis when the future of the entire valley is at stake.

76-10

The main reasons people want a second home in the mountains are listed as follows: no statistics can prove otherwise. Clean air and water, stars at night, a little smell of wood smoke, or pine trees, an open valley, a forest area, lake or meadow, places suitable for retreat, sightings of wildlife. All of the reasons I live here now are threatened by this general plan. In this plan the Mountains are not mentioned once. Recreation and Nature do not mix well any longer in California. I cast my vote for nature.

76-11

Sincerely,

David Landis - 4018 Ski View, Northstar at Tahoe

Mailing address: 2032 Scott St., San Francisco, CA 94115 – 415.561.0888 – david@landispr.com

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 76: DAVID LANDIS, RESIDENT

- Response 76-1:* Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.
- Response 76-2* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 76-3* The commentor suggests that the setting discussions in the Draft EIR are incomplete, but provides no details to support this statement. The setting discussions provided in the Draft EIR are extensive and meet the requirements of CEQA Guidelines 15125.
- Response 76-4* The commentor suggests that the impact analyses in the Draft EIR are incomplete, but provides no details to support this statement. The impact analyses provided in the Draft EIR are extensive and meet the requirements of CEQA Guidelines 15126.2.
- Response 76-5* The commentor suggests that the impact analyses in the Draft EIR fails to provide project-specific information, but provides no details to support this statement. Sections 4.1 through 4.12 of the Draft EIR include detailed discussions and analysis associated with project impacts that includes information such as, traffic volumes and associated impacts, air quality pollution and noise increases, and the extent of substantial land disturbance.
- Response 76-6* The commentor is referred to Master Response 3.4.7(Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 76-7* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 76-8* The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).
- Response 76-9* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 76-10* Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.
- Response 76-11* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - Martis Valley Draft E.I.R. Comment

Page

Letter 77

From: "Bill Evans Email" <wevans@rcsis.com>
To: <LJLawren@placer.ca.gov>
Date: 8/19/02 12:31PM
Subject: Martis Valley Draft E.I.R. Comment

August 17, 2002

Dear Ms. Lawrence and Placer County Board of Supervisors,

We have been Placer county residents for the past 13 1/2 years; as residents of Roseville for that time period and as owners of a condominium at Northstar for the past 12 years. We are writing to comment on the Draft E.I.R. for the Martis Valley. This document is incomplete in numerous ways.

77-1

One area that we studied was traffic. When were the average daily traffic counts done? Traffic varies drastically in this area; i.e. a holiday ski weekend versus a weekday in May. A gross omission is Highway 89 and West River Road. Many visitors and residents of the Martis Valley travel West River Road to Hwy. 89 to access Interstate 80 or to shop. As Roseville residents we have witnessed the increased traffic flow on Interstate 80 through our community. On weekends many of the travelers are going from the Bay Area to Tahoe. On Fridays, starting at about 12 noon traffic on eastbound 80 through Roseville is bumper to bumper. The same thing in the reverse direction on Sundays starting at about 12 noon. Local residents are forced to use alternate routes to navigate our own community. Most of this traffic is coming from the San Francisco area as well as the out of control development in West Placer County. Adding a multitude of new development in the Martis Valley will have a profound effect on our I-80 traffic in the Roseville area. Another traffic issue is the proposed widening of Hwy. 267 from the new spur to Northstar. Things to consider: the increased cost of snow removal as well as the fact that this road has had numerous fatalities over the years. If it is expanded a divider should be considered.

77-2

Keep in mind that much has happened in the 31 years since Northstar's master plan was developed. Our knowledge of environmental impacts has expanded greatly. Let's learn from the mistakes of unbridled development not perpetuate it. We are extremely discouraged to see our beautiful Roseville area expanding out of control until every last bit of land has development on it. We loved the open spaces around us. No longer. Many people travel to the Martis Valley area to escape the congested Bay Area and Sacramento Valley areas. Do we want the urban and suburban sprawl of West Placer County to also be the norm of East Placer County? The answer is a resounding NO!

77-3

Please leave a legacy for future generations and stop the madness of development that is out of control. Stop the excessive building and developing at Northstar and the entire Martis Valley.

At the very least, this E.I.R. needs to be rewritten with a much broader study area and more facts on long-term impacts to the region. If this draft E.I.R. were submitted for a grade for completeness and accuracy it would receive an F! A longer comment period is needed and more input from the public. Placer County is gaining a much deserved reputation of supporting development and not listening to the concerns of the voting public. Please listen to the citizens who love this area and not to the developers who are only concerned about short term gains.

77-4

Thank you.

Sincerely,

William and Christine Evans

1103 Kris Way

Roseville, CA. 95661

(916) 784-6738

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 77: **BILL EVANS, RESIDENT**

Response 77-1: Comment noted. This commentor states that the Draft EIR is inadequate in numerous ways, but fails to state how the document is inadequate. Therefore, no response is necessary.

Response 77-2: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR. Additionally, the commentor is referred to pages 4.11-94 through -97 in Section 4.11 (Public Services and Utilities) of the Draft EIR for a discussion of snow removal on area roadways.

Response 77-3: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 77-4: This commentor states that the Draft EIR needs to be rewritten with a much broader study area and more facts on the long-term impact to the region, and says that the document is neither complete nor accurate. The commentor fails to state what study area should be evaluated, what facts were omitted, and what information is incomplete and inaccurate. The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.1 through 4.12 of the Draft EIR. No further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Sent By: Dickinson's Tub and Tile;

530 587 3204;

Aug-19-02 11:30AM;

Page 1/2

Dennis A. Dickinson

Letter 78

10579 Rosa Court
Truckee, Ca 95161

e-mail: echosded@thegrid.net
Phone: (530) 887-1420
Fax: (530) 889-3204

August 19, 2002

Placer County Board of Supervisors
Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "E" Avenue
Auburn, Ca 95603
(530) 889-7470 FAX (530) 889-7499

**Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan
Update, SCH No.: 2001072050**

Dear Placer County Board of Supervisors,

I am a twenty-one year resident at 10579 Rosa Court, Truckee, Ca. Even though I am not a resident of Placer County, I find that I must speak out against your development plans concerning the Martis Valley.

I understand that your plan calls for 1) 6,500 to 9,000, 2) 750,000 square feet of new commercial development, 3) five to six new golf courses, and 4) 48,000 plus more car trips a day in the Martis Valley.

78-1

I am a very concerned citizen. I would like to know who is going to mitigate the following issues:

1. Adequate infrastructure such as roads, schools, healthcare, fire, police, and etc.
2. Loss of air and water quality.
3. Pollution to the ground water caused by the fertilization of additional golf courses.
5. Disturbance and loss of our wildlife.
6. Urbanization of community that should be kept as open space.
7. Incompatible land use with a regional airport.

78-2

78-3

78-4

78-5


78-6

78-7

It appears that your plan has grossly underestimated the impacts on our local environment. Your EIR does not adequately describe the full extent of significant environmental impacts to your county, the adjacent Town of Truckee and Nevada County. The cumulative environmental impacts are not entirely identified. Therefore, the mitigation measures for addressing these cumulative impacts fall far below the standard of care from any prudent planning department. The EIR report fails to analyze a reasonable range of alternatives.

78-8

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Sent By: Dickinson's Tub and Tile;	530 587 3204;	Aug-19-02 11:30AM;	Page 2/2
<p>I am very concerned about the traffic congestion and the effect on air quality will have on my community. The roads around Truckee were built for the Nineteen-Twenties. I have two 1929 Model A's that were built the same year as the railroad tube on Highway 89. That should tell you something. Highway 267 was begot out of an old logging road. Cal Trans would not build a road like Hwy 276 using today's highway building guide lines.</p>	78-9		
<p>The traffic in and around Truckee has become unbearable. To make a left hand turn unto Donner Pass Road, a person must 1) turn right, 2) turn left into a business parking lot, 3) turn around, and then 4) turn right. This is no joke. You do not want to know how I would travel from Genesire Drive to my home off Hwy 267 at four in the afternoon. The traffic now backs up on Hwy 267 every afternoon.</p>	78-10		
<p>The new bypass is only a two lane road. Forty-eight thousand more car trips on that road during any peak period will create gridlock. I have witnessed Hwy 267 backed up all the way to Kings Beach. I see only one solution to this problem. Placer County must mitigate the building of a four to six lane road to Interstate 80 to carry your traffic. Gridlock creates air pollution, not to mention the waste of fossil fuel. It would be very unfair to the citizen's of the Town of Truckee to have to bear the burden of this impact.</p>	78-11		
<p>If you are unwilling to build a new highway, then Placer County should not build out the Martis Valley. Please direct your EIR to reconsider this very grave impact caused by the traffic congestion and air quality.</p>	78-12		
<p>Sincerely,  Dennis A. Dickinson</p>			
<p>cc: Town of Truckee Council Nevada County Board of Supervisors Sierra Sun</p>			

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 78: DENNIS A. DICKINSON

- Response 78-1:* Comment noted. Because the commentor does not discuss the adequacy of the Draft EIR, no response is necessary.
- Response 78-2:* The commentor is referred to Section 4.11 (Public Services and Utilities) of the Draft EIR for a discussion of impacts and mitigation for public services and utilities.
- Response 78-3:* The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.6 (Air Quality) and 4.7 (Hydrology and Water Quality of the Draft EIR).
- Response 78-4:* The commentor is referred to Response to Comment 78-3.
- Response 78-5:* The commentor is referred to Section 4.9 (Biological Resources) of the Draft EIR.
- Response 78-6:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 78-7:* The commentor is referred to Response to Comment 71-2.
- Response 78-8:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.5 (Adequacy of the Alternatives Analysis), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 78-9:* Comment noted. The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR.
- Response 78-10:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.
- Response 78-11:* The commentor is referred to Response to Comment 78-10.
- Response 78-12:* The commentor is referred to Response to Comments 78-9.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 79



4141 Ramsey Circle
Carson City, Nevada 89706-0550

August 16, 2002

Ms. Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, California 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002
LL

PLANNING DEPARTMENT

RE: Martis Valley Community Plan Update
DEIR SCH2001072050

Dear Ms. Lawrence:

On behalf of the owners of the Waddle Ranch, CSCON has been conducting baseline wildlife surveys on the Waddle Ranch property for various species since January, 2000.

CSCON has conducted three years of approved protocol surveys for willow flycatcher on the Waddle Ranch. The result for each year has been the same, unoccupied habitat.

CSCON also followed the approved northern goshawk protocol to determine if any portion of the Waddle Ranch is nesting habitat for the northern goshawk. After two years of surveys, Waddle Ranch does not have nesting northern goshawks anywhere on the property.

79-1

CSCON has also conducted deer dragging, deer spotlighting, and deer pellet surveys. There is no evidence as a result of these surveys that Waddle Ranch is a critical deer fawning area.

Carter Schleicher is the project manager at CSCON for the wildlife surveys. He is a Certified Wildlife Biologist and has been conducting natural resource surveys for over 24 years.

If you have any questions, please contact me at 775 885-1944.

Sincerely,

Carter Schleicher, C.W.B.

Cc: Mark Solit
James Porter, Esq.

CONFIDENTIAL

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 79: **CARTER SCHLEICHER, C.W.B.**

Response 79-1: The commentor provides biological resources data that is based upon baseline wildlife surveys on the Waddle Ranch property since January 2000. The commentor states that no willow flycatchers have been sited, there are no nesting northern goshawks, and there is no evidence of critical deer fawning area. Because the commentor does not discuss the adequacy of the Draft EIR, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 80

LAW OFFICES OF

LANNY T. WINBERRY

LANNY T. WINBERRY

3620 AMERICAN RIVER DRIVE, SUITE 224
SACRAMENTO, CALIFORNIA 95864

TELEPHONE
(916) 489-7800
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(916) 489-9297

VIA FEDERAL EXPRESS

August 16, 2002

Lori Lawrence
Placer County Planning Department
11411 B Avenue
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
LL
PLANNING DEPARTMENT

Re: Martis Valley Community Plan Update
Draft Environmental Impact Report

Dear Ms Lawrence:

This letter is written on behalf of DMB/Highlands Group, LLC, the owner of certain properties located within the Martis Valley Community Plan ("MVCP") planning area as identified in the Draft Environmental Impact Report ("DEIR") pertaining to the MVCP. The following matters should be resolved in the Responses to Comments document to be prepared for consideration by the Planning Commission and the Board of Supervisors as a part of the Final Environmental Impact Report ("FEIR.")

DMB/HG Comment 1: On pages 4.1-25 and 4.1-26 the DEIR states that the proposed project ("PP") (and the other Land Use Map Alternatives, AA, AB and AC) do "not require consistency with the policies included in the CLUP." The DEIR then concludes that the, "[L]ack of consistency with CLUP and Airport Master Plan is a potentially significant impact." On pages 4.1-29 and 4.1-30 the DEIR proposes mitigation measure MM 4.1.1a and MM 4.1.1b to be added to the MVCP in order to remove the potential for significant impact. Those statements and conclusions do not consider the detailed state law scheme which created Airport Land Use Commissions, which requires the preparation of Comprehensive Land Use Plans for each airport and which requires consistency between local General Plans and the CLUP's within their planning areas.

It is hereby requested that the passages on page 4.1-25 and 4.1-26 be edited to read substantially as follows: "Although the proposed Community Plan Document does not explicitly require consistency with the policies included in the CLUP, state law, Government Code Section 65302.3 requires General Plans to be consistent with CLUP's adopted pursuant to Government Code Section 21675. Government Code Sections 21676 and 21676.5 prescribe the procedure to be used to ensure such consistency. Thus, any potential for lack of consistency between the CLUP and the Airport Master Plan is a **less than significant** impact." If such a change is made, then MM 4.1.1a and MM 4.1.1b should be deleted as superfluous and potentially in conflict with state law. If adopted,

80-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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Placer County Planning Department
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those MM's would, in effect, require the Placer County Board of Supervisors to give up the power to determine by a two-thirds vote that the General Plan is consistent with the CLUP, overriding any finding of inconsistency by the Foothill ALUC. Such a relinquishment of governmental authority by the Board of Supervisors is unnecessary, unwise, not required by CEQA and may well be unlawful in that the Board may not delegate its legislative powers.

Another reason MM4.1.1b should be deleted is that it would require the Board of Supervisors to defer, in all instances, to the Airport Master Plan. The statutory scheme requires the ALUC to adopt a CLUP, "based on a long-range master plan or an airport layout plan, as determined by the Division of Aeronautics of the Department of Transportation, that reflects the anticipated growth of the airport during at least the next 20 years." (Government Code Section 21675.) Thus, conformity with the CLUP, determined in accordance with the provisions of Government Code Section 21676, will ensure conformity with the master plan or layout on which the CLUP is based. As written, MM 4.1.1b would allow the Airport District to impose land use decisions on the area surrounding the airport without the approval of the Division of Aeronautics, without the approval of the Foothill ALUC and in derogation of the Board of Supervisors' authority to determine consistency between the General Plan, (and projects proposed under the General Plan) and the CLUP.

80-1
Cont'd

DMB/HG Comment 2. On page 4.1-35, the DEIR states that the loss of timberland which would result from development under the PP and the other Map Alternatives would be a significant impact. In the next to the last paragraph on that page, it is noted that the CDF does not currently require mitigation for the loss of timberland. Moreover, the CDF reports that when portions of a development site are designated for timber production, the homeowners in the area will protest the removal of the timber from the site in the future. This passage reveals that the development of large lot subdivisions in forested areas acts as a long term protection of the great majority of the timber on the developed site. The fact that the owners will, in future, protest the removal of the timber does NOT mean that "the timber resource is lost." To the contrary, it means that the timber resource will be preserved until it is needed to the extent that the protests of the homeowners is outweighed by the need to consume the timber. It is requested that the finding of significant impact set forth on page 4.1-38 be replaced by a finding of "less than significant impact" unless other evidence concerning the magnitude of the impact in relation to the region's supply of timberland is cited to support the finding of significance. The standard of significance cited on page 4.1-14, "[A]ffects timber resources or operations" is inappropriate in that the loss of timberland necessary to accommodate one dwelling would satisfy that standard. The standard of significance should be edited to read: "[Substantially adversely affects the timber resources or operations of the region, (e.g. . . .)]" The findings of "significant and unavoidable" impact on timber production in the Plan area should be changed to "less than significant."

80-2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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DMB/HG Comment 3. On page 4.2-26, the DEIR proposes MM 4.2.2, which would require the construction of "affordable" residential units in order to address the so called affordable housing and employee housing imbalance. This MM should be deleted for at least three reasons.

First, the limitations on development within the Martis Valley as imposed by the current Martis Valley General Plan ("MVGP") and the 1994 Placer County General Plan ("PCGP") have resulted in relatively high land costs for undeveloped land with general plan designations allowing future development. Additionally the mitigation measures and development standards imposed upon development in the planning area, together with the climatic conditions and resulting building code standards have contributed to the relatively high development and construction costs for residential projects. The transport of materials and the necessities of life into the Sierra Nevada mountains in order to allow construction and to supply the needs of the residents of the planning area contribute to the relatively high cost of living in the Martis Valley. All three of these factors, working together, make it impossible to construct housing at a cost which can be afforded by low to moderate income families. Indeed, it is difficult to provide moderately expensive housing for higher than median income families. However, protections afforded the mountain setting by the MVGP, the PCGP and the proposed Martis Valley Community Plan ("MVCP") are designed to ensure that the Martis Valley remains a very desirable location for outdoor, winter and summer recreation and as a site for second homes. Those protections remain necessary and appropriate and should not be trumped by the goal of providing affordable housing.

Second, the environmental conditions and values, as well as the economic structure within the Martis Valley is quite different from the conditions in the Central Valley and in the suburbs of the Coastal cities in California, for which the State legislative scheme for affordable housing was designed. The State laws requiring each county and city to ensure a mix of affordable housing and market rate housing within its jurisdiction was based on the presumption that the planning area would include a number of relatively low pay jobs that would be held by the heads of households and/or by working couples. In those circumstances it makes sense for the counties to make sure that affordable homes are available for those workers and their families and that the affordable housing (and the school facilities and other services that housing requires) is dispersed throughout the planning area so as to avoid blighted conditions associated with large areas dominated by low cost housing. The State mandated housing goals are echoed in the PCGP and the MVGP. However, in the Martis Valley, a large percentage of the relatively low pay jobs are seasonal jobs in the outdoor recreation industry and are not held by the heads of households. Many of these seasonal workers are individuals who live in apartments with groups of friends and do not require, and would not invest in, a traditional affordable (subsidized) housing unit. Thus, the goals of the state and county housing policy are not fully applicable to the situation in Martis Valley. Moreover, the achievement of the state and county goals as to affordable housing, unless refined to fit the situation in Martis Valley, will result in the creation of significant environmental impacts which should be avoided. In effect, the implementation of the standard

80-3

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approach to affordable housing, as embodied in proposed MM 4.2.2 is itself a growth inducing addition to the PP and should be deleted for that reason and because it is, if applied to the Martis Valley, inconsistent with the goals of the State's affordable housing legislative scheme. Furthermore, MM 4.2.2 is inconsistent with the policies adopted in the 1994 PCGP. Deletion of MM 4.2.2 will allow PCGP Policies 2.A.11 and 2.A.18 to guide the development of affordable housing in the Martis Valley in a manner which is sensitive to the unique characteristics of the planning area.

Third, MM 4.2.2 is, in effect, a tax upon the developers of residential projects, the cost of which will inevitably be included in the price of the non-subsidized residential units produced, thus further increasing the median price of such residences. (State law requires the counties to take note of their development policies which increase the cost of housing and modify those policies to allow for affordable housing to be constructed without subsidies if possible.) Regardless of relative merits of requiring subsidized "affordable housing" in Martis Valley, it is patently unfair to impose the cost of subsidization of affordable housing only upon the developers and purchasers of new residences. As demonstrated in the DEIR, the need for affordable housing is tied to the creation of jobs within the planning area. Thus, the cost of subsidizing housing for the holders of those jobs should be spread over the community as a whole. The proper means to allocate the burden is to tie the cost of subsidized housing to the jobs in the planning area, whether those jobs are generated by the creation of housing or by the creation or expansion of other businesses in the planning area. In that manner, the costs of subsidized housing would be passed on to all the consumers of the goods or services provided by the workers who need the housing. Because MM 4.2.2 is wholly inequitable, it should be deleted in favor of Policy 2.A.11 and Policy 2.A.18 of the PCGP.

If MM 4.2.2 is not to be deleted, the EIR should explain and quantify the adverse environmental impacts of replacing ten percent of the market rate housing, which would likely be utilized as second homes, with affordable housing (subsidized by the purchasers of new market rate housing) which would be occupied by low income families as full time residents.

DMB/HG Comment 4. On page 4.4-36, in item 4, the DEIR states that the anticipated traffic to be generated by Siller Ranch ski area was added to the winter traffic volumes in the traffic analysis model. The DEIR should be edited to point out that the Siller Ranch ski area is envisioned as a private ski area/access point available only to the residents and guests of the contemplated Siller Ranch project. The trips added to the model for this ski area should be deleted, or a model run should be completed without those trips, for comparison purposes. Further, any estimate of ski trips originating in Siller Ranch and terminating at Northstar Ski Area via SR 267 should take into account the fact that the PP contemplates a transit connection between those communities.

DMB/HG Comment 5. On 4.4-36 the DEIR states that the "anticipated increases in traffic volumes that feed into the Martis Valley area" (referred to in this letter as "through traffic") were added to the traffic model, in addition to the anticipated traffic generated

80-3
Cont'd

80-4

80-5

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from full build out of the Town of Truckee General Plan as well as planned development in Nevada County. To those anticipated increases in traffic were added the anticipated traffic which would be generated by the full build out allowed under the PP and each of the Map alternatives. Although the trip generation numbers in Table 4.4-14 appear to be project specific, the Project Impacts and Mitigation Measures discussion beginning on page 4.4-39 do not consider only "project impacts" on roadway segments and intersections. Instead that discussion is based on the forecasted conditions at full build-out of the region including the PP at the time of build-out. We would respectfully contend that the DEIR analysis of "Project Impacts" is, instead, an analysis of cumulative conditions at build-out, and is, therefore, a quite significant overstatement of the project's direct impacts on traffic congestion. It is requested that the EIR include a revised Table 4.4-15 and a revised Table 4.4-16, each expanded or footnoted to show, for each Intersection and each Roadway Segment assessed, the percentage of the forecasted traffic generated by: (a) current traffic volumes; (b) anticipated increases in through traffic volumes; (c) anticipated increases in traffic volumes resulting from build-out of the Town of Truckee General Plan; (d) anticipated increases in traffic volumes resulting from build-out of anticipated projects in Nevada County; and, (e) anticipated increases in traffic volumes forecast to result from build-out allowed under the PP and each of the Map Alternatives studied. Only with that information will the public and the elected officials be able to assess the impacts of the proposed project as compared with the projects regulated by other jurisdictions.

80-5
Cont'd

DMB/HG Comment 6. On pages 4.5-18 and 4.5-19, the DEIR states that development under the MVCP would expose existing and future residents to noise levels ranging from 85 to 95 dB at a distance of 50 feet. The EIR should point out that residents would only rarely be that close to the types of equipment listed in Table 4.5-4 in that such construction noise would be generated prior to the beginning of construction of houses in each development and that such noise sources would be rarely encountered, if at all, in the vicinity of occupied residences. Additionally, the EIR should provide information regarding the reduction in the sound level perception resulting from the attenuation of receptor in relation to the generator of the sound. Table 4.5-4 should be edited to include the dB levels from each source at 100, 200 and 400 feet. (Doubling the distance from the source to the receptor diminishes the dB level by approximately 6 dB for each doubling of the distance.) Using that information, the reader could more accurately assess the likely impact of temporary construction noise during development of future projects within the plan area. In light of the attenuation distances inherent in development activities, it is respectfully suggested that the level of impact from temporary construction noise under the PP would be less than significant. It is requested that the significance levels stated on pages 4.5-19, (just above the discussion of Impact 4.5.2) be restated to "less than significant."

80-6

DMB/HG Comment 7. On page 4.6-11, the DEIR proposes MM 4.6.1, which requires "subsequent projects to fully mitigate their construction air pollutant emissions that are in

80-7

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence
Placer County Planning Department
August 16, 2002
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excess of the Placer County Air Pollution Control District' thresholds for significance for emissions. However, at the top of the next page, the DEIR states that, "given the timing and extent of construction activities in the Plan area and Martis Valley, it may not be feasible to fully mitigate all construction emissions. Thus, this impact [construction pollutant emissions] is considered significant and unavoidable." Those two statements, taken together, mean that if there will be any construction emissions at all, they will be significant. That is contrary to the standards of significance listed on page 4.6-7, which provide that, for this impact, only construction pollution emissions which would result in violations of air quality standards or the APCD's thresholds for significance would be a significant impact. It is requested that page 4.6-7 be edited to state that the Construction Air Quality Impacts, as mitigated would be "**less than significant.**"

80-7
Cont'd

DMB/HG Comment 8. On page 4.6-13, the DEIR notes that winds from the northerly quadrant occur only 3.8% of the time. It would be helpful if the EIR would include information as to the average wind velocity on each day of the northerly winds, during what months those winds occurred and the typical weather and air quality conditions on those days, in both the Martis Valley and the Tahoe Basin. Personal observations are that the northerly winds are typically associated with, and/or produce, "clean air days" in both the Martis Valley and the Tahoe basin and are not associated with thermal inversions.

80-8

DMB/HG Comment 9. Unless the estimates for pollutant loads expected to result from "Vehicle Exhaust/Road Dust" presented in Table 4.6-4 on page 4.6-13 of the DEIR are based solely on project trip generation, those tables should be expanded or footnoted to show the percentage of each pollutant type estimated for "Vehicle Exhaust/Road Dust" from: (a) all existing sources; (b) expected increases in "through traffic;" (c) future build-out allowed under the Town of Truckee General Plan; (d) future projects anticipated in Nevada County at build-out; and (e) future build-out allowed under the PP. (See page 4.4-36, on which it is stated that the traffic model includes such existing and other, non-project traffic.) The anticipated increase in air pollution attributable to "through traffic," whether on I-80, Highway 89 or SR 267, and other non-project traffic sources is not a project impact and should be quantified separately as a contributor to cumulative air quality conditions at build-out.

80-9

DMB/HG Comment 10. On page 4.7-15 the DEIR describes the hydrologic relation between the upper aquifer and the middle/lower aquifer within the Martis Valley. That description is clarified by the description of the hydrogeologic conditions in the Plan area found on page 4.7-51. It is respectfully submitted that, for purposes of clarity, the hydrologic information found on page 4.7-51 should be presented on page 4.7-15 as well.

80-10

DMB/HG Comment 11. On page 4.7-43 the DEIR proposes MM 4.7.2c, which in the last sentence in its first paragraph provides: "The golf courses shall be designed to retain natural surface drainage patterns with buffer areas and will control and divert runoff away from greens, tee[s] fairways and other managed turf areas to prevent leaching and

80-11

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erosion of chemicals applied in these areas." We respectfully contend that controlling and diverting runoff cannot be done without altering natural surface drainage patterns. Indeed, it is not possible to create functional tees or fairways without such alteration, and it is not possible to create "greens" at all without such alteration. If runoff is to be diverted from managed turf areas, it should be diverted away from swales and streams and into areas designed to insure detention and filtration to prevent the migration of nutrients from the golf course to surface waters – not "away from greens, tee[s] fairways and other managed turf areas." Indeed, the managed turf areas themselves may be very desirable detention and filtration areas. We respectfully request that the above quoted sentence be deleted because it is infeasible and runs counter to the goals it is intended to serve. Those goals are achieved by the requirements for the development and approval of a CHAMP for each new golf course as is required by the second and third paragraphs of MM 4.7.2c.

80-11
Cont'd

DMB/HG Comment 12. On page 4.7-44, the DEIR proposes, in the last bullet of MM 4.7.2c, that, "pesticide concentrations shall not be allowed to accumulate in bottom sediments or aquatic life, nor can chlorinated hydrocarbon pesticides be found at detectable concentrations in surface waters." With the advent of ever more sensitive testing methods, it is now, or soon will be, possible to detect the presence of chlorinated hydrocarbon pesticides and/or their decomposition products and metabolized compounds at levels well below the background levels commonly observed in surface water, bottom sediments or aquatic life beyond the influence of any identifiable source of such contaminants. It is submitted that the quoted sentence is, therefore, infeasible and is unnecessary in light of the sentence which follows it requiring that the golf courses be operated in such a manner as to prevent the violation of the Maximum Concentration Levels (MCL's) of such pesticides established by the Water Quality Goals of the California Inland Surface Water for Human Health and Freshwater Aquatic Life Protection. The next sentence in the MM protects the quality of ground waters from any contamination that would exceed the MCL's established for domestic drinking water supplies under state law. We request that the quoted sentence be deleted from MM 4.7.2c as infeasible and unnecessary to prevent significant water quality impacts from golf courses.

80-12

DMB/HG Comment 13. On page 4.9-30, the DEIR states that suitable nesting sites for the American Peregrine Falcon are present within the Martis Valley. However, the type of habitat described as typical nesting sites of the species, found on page 4.9-29, "in close proximity to a water source on cliffs, banks or dunes," is not identified within the Plan area nor in the Martis Valley. The absence of actual nesting habitat would tend to explain the lack of recent sightings of the species in the Plan area. We would respectfully request that, unless the EIR identifies the actual potential nesting sites within the Plan area, the word "nesting" and the phrase "wintering habitat" be deleted from the first full sentence at the top of page 4.9-30. Similarly, we would request that, unless the EIR identifies actual potential nesting sites for the California Spotted Owl within the Plan area, the last sentence in the section pertaining to the California Spotted Owl be edited to

80-13

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state that nesting habitat for that species "may occur in the upper elevations within the Plan area" instead of suggesting that the entirety of the Plan area is suitable nesting habitat.

80-13
Cont'd

DMB/HG Comment 14. On page 4.9-53, the DEIR proposes MM 4.9.3, which is intended to protect the viability of populations of certain plant species which are "of special concern," to the California Native Plant Society, some of which are also of special concern to the federal wildlife agencies, but none of which are protected as endangered, threatened or rare by either the federal or state government. Plant species actually protected by State or Federal law or regulation are also protected by the policies set forth in the PCGP and the proposed MVCP. The second paragraph of the proposed MM would require the avoidance of all individual living specimens of six species of concern, except as to those instances in which avoidance of the individual plants was shown to be infeasible. Upon a showing of infeasibility mitigation for any unavoidable disturbance or loss, however minimal, would be required. This MM is excessive and confiscatory of private property in that the costs of repetitively redesigning and reevaluating the economics of a given project would greatly outweigh the benefits achieved by such a process and would impose upon the individual property owner a burden that should be borne by the general public.

80-14

While the avoidance of endangered and threatened plant species to the fullest extent feasible may be appropriate for such species, it is respectfully submitted that the goals of the PCGP and the proposed MVGP -- to ensure the survival of and to prevent the endangerment of the species of special concern -- can be attained via a mitigation measure in which the first sentence of the second paragraph of MM 4.9.3 is edited to read as follows: "If biotic surveys identify the presence of special-status plant species, the subsequent project shall be designed so as to avoid not less than 80% of the individuals of each of the special-status plant species found on the site and shall be designed to provide buffers around the special-status plant species avoided sufficient to ensure the survival of the avoided population(s) following full development of the subsequent project." It is hereby requested that the EIR include that change.

DMB/HG Comment 15. On page 4.9-67, the DEIR proposes MM 4.9.6. The first paragraph of this MM should be edited to make reference only to the "nests of endangered or threatened bird species or the nests of federally protected raptors or migratory birds," as was, no doubt, intended by the writer. Additionally, the MM should be edited to change "500 feet" to "100 feet." The requirement to keep all construction activity 500 feet away from an active nest would effectively prevent work and evict the land owner from approximately 18 acres of land. Such a restriction is patently excessive and confiscatory. A 100 foot radius from the nest would ensure that noise sources impacting the nest would be attenuated sufficiently to prevent abandonment of the nest and would substantially reduce any physical intimidation factor. Even with such a 100 foot protective radius, one nest could delay a project by a full construction season.

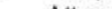
80-15

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80-16

80-17

Very truly yours,


Lanny T. Winberry,
Attorney at Law

LTW/em-CHFWLskCedssRUTPRK Aes

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LETTER 80: LANNY WINBERRY, DMB HIGHLANDS GROUP, LLC

Response 80-1: Comment noted. The following text changes are made to the Draft EIR.

- Pages 2.0-4 (Table 2.0-1), 4.1-23 through -30 and page 8.0-3 (Table 8.0-1), the following text changes are made to Impact statement 4.1.1 and mitigation measures MM 4.1.1a and b:

"Impact 4.1.1 Consistency with Relevant Land Use Planning Documents

PP The Proposed Land Use Diagram would potentially conflict with land use planning documents relevant to the Plan area. This is would be a **less than significant** impact.

AA The proposed Existing Martis Valley General Plan Land Use Map Alternative would potentially conflict with land use planning documents relevant to the Plan area. This is would be a **less than significant** impact.

AB The proposed Alternative 1 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area. This is would be a **less than significant** impact.

AC The proposed Alternative 2 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area. This is would be a **less than significant** impact."

"Mitigation Measure

~~None required. The following mitigation measures would apply to Alternatives AA, AB, and AC. Mitigation Measure MM 4.1.1a would be added as a land use policy under Goal 1.A. of the Community Plan document and Mitigation Measure MM 4.1.1b would be added as an implementation program under land use in the Land Use Section of the Community Plan.~~

~~MM 4.1.1a All development projects shall conform to the provisions of the Tahoe Truckee Airport District Comprehensive Land Use Plan to include, but not be limited to, land use and height restrictions of the CLUP.~~

~~MM 4.1.1b Review all development projects for consistency compliance with the goals, policies and specific requirements contained within the Comprehensive Land Use Plan and Airport Master Plan for the Truckee-Tahoe Airport.~~

Responsible Agency/Department: Planning Department

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Time frame: Ongoing

Funding: Application fees

~~Implementation of the above mitigation measures would reduce impacts relating to consistency between Proposed Land Use Diagram and Alternatives AA, AB, and AC and Truckee-Tahoe Airport planning documents to less than significant.~~

- Pages 4.1-25 and -26, the following text changes are made:

~~"Truckee-Tahoe Airport Comprehensive Land Use Plan and Airport Master Plan~~

PP Proposed Land Use Diagram

Development projects within the Plan area are subject to the review of the Foothill Airport Land Use Commission and the Airport's Comprehensive Land Use Plan. The policies and guidelines contained in the CLUP are intended to protect the safety and general welfare of people in the vicinity of the airport and assure the safety of air navigation. Specifically, the plan seeks to protect the public from the adverse effects of aircraft noise, to reduce the number of people exposed to airport-related hazards and to ensure that the height of structures will not affect navigable airspace.

The policies included in the CLUP for land use planning are directly related to noise and safety issues associated with development in the vicinity of the airport. Consistency with these policies is addressed in Sections 4.3 (Human Health/Risk of Upset) and 4.5 (Noise).

Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). As proposed, the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact.

AA Existing Martis Valley General Plan Land Use Map Alternative

As discussed under PP, Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it

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~~consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact.~~

AB Alternative 1 Land Use Map

~~As discussed under Alternative AA, Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact.~~

AC Alternative 2 Land Use Map

~~As discussed under Alternative AA, Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact."~~

Response 80-2 The commentor's statements regarding the Draft EIR's conclusions regarding timberland loss are noted. As specifically noted on Draft EIR page 4.1-35, California Department of Forestry (CDF) and Fire Protection has noted that it is their experience that timber resources preserved within a development is lost in the sense that it cannot be utilized for commercial timber production. Thus, CDF does not believe there are viable mitigation measures available to mitigate this impact. It should be noted that the Draft EIR identifies that the Plan area soil conditions provide minimal opportunities for timber production (Draft EIR pages 4.8-13 through -19).

Response 80-3 The commentor's statements and concerns regarding Mitigation Measure MM 4.2.2 is noted. As described in Master Response 3.4.9 (Affordable and Employee Housing Effects of the Project) that since release of the Draft EIR, Placer County has adopted a new Housing Element and has drafted an Employee Housing Ordinance and Inclusionary Housing Ordinance to further

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implement County policies regarding the provision of employee housing in the Tahoe-Sierra region and affordable housing County-wide. However, as noted in the draft Employee Housing Ordinance and proposed Martis Valley Community Plan policies 3.A.3 and 3.A.4, options would be provided to meet affordable/employee housing requirements, including land dedication, payment of fees or other methods acceptable to the County. The provision of affordable housing within the Plan area for area employees would provide environmental benefits associated with reducing traffic, air quality and noise impacts.

Response 80-4 The commentor's statements regarding the Siller Ranch property are noted. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Appendix B regarding a reanalysis of traffic impacts.

Response 80-5 The commentor's statements regarding the traffic analysis provided in the Draft EIR are noted. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Appendix B regarding a reanalysis of traffic impacts.

Response 80-6 The commentor's statements regarding the construction noise impact analysis are noted. The commentor is generally correct regarding the attenuation rate of construction noise sources associated with the doubling of distance. However, there are several new development areas that are immediately adjacent to existing residential areas (e.g., Eaglewood, Hopkins Ranch, undeveloped areas within the Northstar-at-Tahoe resort community) that would likely result in construction activities occurring within 50 feet of existing residential areas. As a result, there would be significant construction noise impact (though temporary) that would not be mitigatable. Thus, the impact conclusion is not recommended to be changed.

Response 80-7 The commentor's statements regarding the construction air quality impact analysis are noted. As noted on Draft EIR pages 4.6-9 through -12, general assumptions regarding the extent of construction in the Plan area is not expected to result in unavoidable air quality impacts. However, specific details regarding individual development project construction details are currently unknown and may result in greater construction emissions than currently estimated. For example, the Northstar Village Draft EIR (State Clearinghouse No. 2001012081) identifies substantially higher construction air pollutant emissions than were identified in the Martis Valley Community Plan Draft EIR as a result of unique construction activities associated with the Northstar Village project (i.e., excavation of an underground parking garage). Thus, the Draft EIR conservatively acknowledged that construction air quality impacts associated with subsequent development within the Plan area would be significant and unavoidable.

Response 80-8 As noted in the Draft EIR and in the Truckee-Tahoe Airport Master Plan, the primary wind pattern (including storm events) consists of winds coming from the west. Northern winds are generally uncommon, but can consist of storm

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events as well as high pressure systems and can provide velocities that provide for dispersal of air pollutants in Martis Valley and the Tahoe Basin.

Response 80-9 Air pollutant emissions identified Table 4.6-4 of the Draft EIR are specific to the land use map options under consideration and do not contain other emission sources from other development in the region.

Response 80-10 Comment noted. The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project). The following text changes are made to the Draft EIR.

- Page 4.7-15 is modified as follows:

“The Ground Water Availability in the Martis Valley Ground Water Basin Report identifies two general aquifers in the Basin consisting of an upper aquifer and the middle/lower aquifer. However, geologic conditions in the subsurface vary throughout the Basin that results in varying sized water-bearing formations, which occur at varying depths. Boring data from the installation of wells in the general vicinity of Schaffer Mill Road and the Truckee-Tahoe Airport have all identified water bearing formations (sediments associated with the Lousetown Formation and Truckee Formation) and non-bearing formations (lava associated with the Lousetown Formation Volcanics) associated with the upper and middle/lower aquifers at varying depths and thickness (GeoTrans, 2000). In addition, the Ground Water Availability in the Martis Valley Ground Water Basin Report identifies that there is a continuous clay member at the base of the upper aquifer that limits the transfer of groundwater based on well data from the Tahoe-Truckee Sanitation Agency (Nimbus, 2001). However, some interaction between these aquifers is assumed to occur. Sections 5, 6, 21, 23, 26, 27, 28, and 31 through 36 of the Plan area are located in areas of shallow bedrock consisting of lava, tuff, breccia and volcanoclastic deposits ranging from andesite to basalt (see **Figure 4.7-4**). Test pits and well data in these areas verify that the depth to volcanic bedrock generally ranges from at the surface to 50 feet below the ground surface, with the depth to bedrock increasing from west to east (Black Eagle, 1999; GeoTrans, 2000). Near surface groundwater encountered in these areas is generally limited to localized perched and upper aquifer groundwater conditions that do not appear to be substantially tied to the middle/lower aquifer, but do provide for diversion of groundwater to the northern and eastern portions of the Basin. Given these geologic conditions, these areas do not substantially contribute directly to groundwater recharge of the middle/lower aquifer. More favorable geologic conditions for groundwater recharge are located in Sections 19, 20, and a portion of 29 (see **Figure 4.7-4**). ”

Response 80-11 Comment noted. The following text changes are made to Mitigation Measure MM 4.7.2c.

- Pages 2.0-38 (Table 2.0-1), 4.7-43 and page 8.0-7 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.7.2c:

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MM 4.7.2c

The County will require that future golf courses be designed to reduce the threat to surrounding waterways and wetland areas. Specifically by minimizing total acreage of managed turf, the need for fertilizers and chemicals would be minimized and the size of natural areas would be maximized. Natural areas would promote wildlife habitat and provide buffers to the environment from higher trafficked areas. Landscaped areas shall be restricted to only greens, tees, and fairways. ~~The golf courses shall be designed to retain natural surface drainage patterns with buffer areas and will control and divert runoff away from greens, tee, fairways and other managed turf areas to prevent leaching and erosion of chemicals applied in these areas.~~

The County shall also require proper chemical management (i.e., Chemical Application Management Plans [CHAMP]) for the operation of new golf courses. New golf courses shall utilize appropriate chemical management objectives via direct application of procedures that ensure water quality objectives are met as defined by the Lahontan Regional Water Quality Control Board and ~~California Inland Surface Waters Plan~~ the State Water Resources Control Board Policy for Toxic Standards for Inland Surface Waters, Enclosed Bays and Estuaries of California. Specific water quality objectives for new golf courses shall ensure the biostimulatory substances, floating materials, oil and grease, pesticides and sediment shall not be in sufficient concentrations to cause a nuisance, adversely affect the beneficial uses of on-site surface waters, runoff or groundwater or exceed water quality criteria set forth in the Water Quality Control Plan for the Lahontan Region (Basin Plan). Water quality objectives for nine types of element/compounds is set by the Lahontan Regional Water Quality Control Board and are presented in the Basin Plan.

The CHAMP or similar management plan shall incorporate the following:

- A description of golf course design features that prevent direct discharges of surface runoff into stream channels and groundwater.
- A description of chemicals authorized for use and approved within the State of California, along with guidelines for their application. Guidelines shall include restrictions on their use near drainage systems.

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Chemicals include fertilizers, herbicides, fungicides, insecticides and rodenticides.

- Guidelines on the application of fertilizers and soil amendments that take into consideration the physical characteristics and nutrient content of the soil on the golf course site.
- Guidelines for the irrigation of the golf course that take into consideration the field capacity of soil types and the timing with chemical applications.
- A water quality monitoring program that includes sampling would be timed with the application of soil amendments or on a regularly scheduled basis. This monitoring program shall also be implemented with consideration of the RWQCB water quality objectives for the Martis Creek at its confluence the Truckee River.
- Chemical storage requirements and chemical spill response and chemical inventory response plans would be prepared and implemented.

~~Pesticide concentrations shall not be allowed to accumulate in bottom sediments or aquatic life, nor can chlorinated hydrocarbon pesticides be found at detectable concentrations in surface waters.~~ Maximum Concentration Levels (MCL), per the Water Quality Goals for California Inland Surface Water for Human Health and Freshwater Aquatic Life Protection shall be met for waters in golf course lakes and other surface water bodies including streams and springs. Also, groundwaters shall not contain any chemical contaminants derived from operations in excess of the MCLs specified for domestic drinking water supplies in the CCR, Title 22, Division 4, Chapter 15 for the turf management chemical compounds including, but not limited to, 2,4-D, Atazine, Bentazon, Carbofuran, Glyphosate and Simazine."

Response 80-12 The commentor is referred to Response to Comment 80-11.

Response 80-13 The commentor's statements regarding the American peregrine falcon and California spotted owl are noted. The following text changes are made to the Draft EIR.

- Page 4.9-30, the following text changes are made:

"...having once occurred in the Martis Valley, however the CNDDB lists no recent records of this species within the Plan area. Suitable nesting,

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foraging, and wintering habitat for this species is present within the region Martis Valley and, as a result, this species could occur here.

California Spotted Owl (*Strix occidentalis occidentalis*)

California spotted owl is a species of concern to state and federal resource agencies and is a USFS "sensitive" species. This species occurs in old growth forests with multi-layered canopies and is associated with mixed coniferous, redwood, and Douglas fir forest habitats. This species range spans habitats up to 7,600 feet above MSL. While suitable nesting habitat primarily includes cavities in trees or snags, this species is also known to nest in abandoned raptor nests, mistletoe clusters, caves, and cliffs. California spotted owls are a year-round resident of California; however, in mountainous regions, such as the Sierra Nevada, this species may move to lower elevations during winter months (Zeiner *et. al.*, 1990a). According to the USFWS species list, historically this species is known from the Martis Valley vicinity (USFWS, 2001). One record of this species is listed with the TNF within the Plan area (Kris Boatner, Pers. Com.). Suitable foraging and nesting habitat for California spotted owl occurs within the upper elevation portions of the planning area and this species may occupy these habitats."

Response 80-14 The commentor's statements regarding Mitigation Measure MM 4.9.3 are noted. The following text changes are made to the Draft EIR.

- Pages 2.0-60 (Table 2.0-1), 4.9-53 and page 8.0-10 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.3:

"MM 4.9.3

The County shall require that biotic resources evaluation for subsequent projects required under Policy 9.G.10 to include a focused plant survey for the following special-status plant species: Donner Pass buckwheat, plumas ivesia, Carson Range rock cress, long-petaled lewisia, Munroe's desert mallow, and American manna grass. The survey shall determine the presence/absence of these species on the site. The surveys shall be conducted by a qualified botanist during the blooming season for each species (in general, from May-August). Plant species listed after the adoption of the Martis Valley Community Plan shall also be included in the survey.

If biotic surveys identify the presence of special-status plant species, the subsequent project will be designed to avoid substantial impacts on the plant population that would impair the population's survival including the provision of adequate buffers. If avoidance is determined ~~deemed~~ infeasible, other mitigation measures ~~options~~ shall be imposed ~~considered by the project~~. These may include, but not limited to, on- or off-site preservation of existing populations, seed and

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soil collection or plant transplant that ensures that a viable ~~the~~ plant population will survive ~~is maintained~~. Subsequent projects shall submit a mitigation program for impacted special-status plant species that has been prepared by a qualified biologist approved by the County and shall include consultation with the appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game, Lahontan Regional Water Quality Control Board) as part of plan implementation."

Response 80-15 The commentor's statements regarding Mitigation Measure MM 4.9.6 are noted. The following text changes are made to the Draft EIR:

- Pages 2.0-66 (Table 2.0-1), 4.9-67 and page 8.0-12 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.6:

"MM 4.9.6

If active nests are found during surveys associated with implementation of Policy 9.G.10, the County shall require mapping identifying the locations of identified nests of endangered or threatened bird species or the nests of protected raptors or migratory birds. The subsequent project will be required to conduct focused nest surveys 30 days prior to the beginning of construction activities by a qualified biologist in order to determine if active nests are still present. If active nests are found, the County shall be notified on the status of the nests and no construction activities shall take place within 500 feet of the nest to avoid disturbance until the birds leave the nest, or a time deemed acceptable (e.g., when the juveniles have fledged) by the biologist. The 500-foot buffer may be reduced based on various factors including, but not limited to, vegetation and topographic screening, sensitivity of the species to disturbance and consultation with California Department of Fish and Game. Monitoring reports summarizing nest activities shall be submitted to the County until the nest is determined to be inactive. Trees containing nest sites that must be removed shall be removed during the non-breeding season.

If active nests that are identified involve federal and/or state listed species (under the Federal Endangered Species Act and the California Endangered Species Act) within or adjacent to the area of planned disturbance, additional setbacks, restrictions and/or mitigation may be required from California Department of Fish and Game and U.S.

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Fish and Wildlife Service as part of agency permitting to ensure no take of the species. Nest sites of federal and/or state listed species shall not be taken, unless approved by California Department of Fish and Game and U.S. Fish and Wildlife Service. "

Response 80-16 The commentor's statements regarding Mitigation Measure MM 4.12.3 are noted. The following text changes are made to the Draft EIR:

- Pages 2.0-108 (Table 2.0-1), 4.12-32 and page 8.0-15 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.12.3:

"MM 4.12.3 The conditions of approval for subsequent development projects within the Plan area shall prohibit the use of highly reflective surfaces on the exteriors of structures, except for glass associated with windows and doors, which shall be recessed and/or shaded sufficiently to prevent glare visible from SR 267 and to reduce unnecessary glare from any other off-site point. Development within the Plan area shall use non-reflective surfaces on the exterior of structures."

Response 80-17 Since release of the Draft EIR, a Revised Draft EIR was released that provides an expanded analysis of alternatives. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

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Letter 81

TO: Whom it may concern

FM: Tom Bleier
14021 Swiss Lane, Truckee, CA 96161
tbleier@dsldesigns.net
530-550-7777 408-314-5887 (cell)

Thomas Bleier
PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

RE: Martis Valley EIR comments

I have reviewed the documents concerning the proposed Martis Valley developments and request a number of items to be reviewed in more detail before approval.

While some of these issues have been reviewed or the subject of studies, I see obvious limitations and caveats that invalidate the studies as performed to date.

The following issues need more detailed analysis with best case and worst case analysis of the number of full time and part time residents proposed. The results should be made available to the public for comment and include all affected residents including, Kings Beach, Truckee, Tahoe City and other areas affected. You should not double the size of a mountain community with gross errors in assumptions. The current study is incomplete, and in error in numerous conclusions. A much more through impact needs to be assessed with high and low variables

81-1

1.) Availability of clean water for drinking relative to this proposal, and future proposals with historic and hi and low cases of residents per dwelling.

81-2

2.) Impact to clean water and pollution from road runoff, auto traffic, and sewage with hi and low estimates of residents.

81-3

3.) Impact of golf courses on water purity and pollution.

81-4

4.) Relative space allocation of private golf courses Vs. open space for public access.

81-5

5.) Traffic impact. The current study identifies a study of peak traffic as Friday PM at 5:00pm . It also identifies a few road improvements that are already obviously needed. Peak traffic is clearly Sat AM and Sunday PM - this invalidates the current study. The trip through intersections are not reasonable nor studied with hi and low estimates.

81-6

6.) The density numbers are misleading. The EIR proposal indicates 9,220 total homes for Martis Valley yet the density allocations allot 20,467 units. This should invalidate the document until the public is made aware of the correct density and there is time for comment relative to the realistic numbers.

81-7

7.) Home usage patterns need to be explored with different estimates of high and low primary occupancy rates. For example, Reno is booming in

81-8

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

new home sales and is only 1/2 hour away. Why wouldn't Truckee have a higher percentage of full time residents in the next 10 or 20 years.	81-8 Cont'd
8.) Estimate of impact of second home usage are inadequate by far. Peak water, sewage, road and services are the key. A second home actually has much more (not less) impact than a primary residence. More often than not, second homes (or rented units) have 2-3 families per unit (8-12 people, 2-4 cars). A quick drive around Tahoe Donner or NorthStar during a peak weekend will confirm this. The difference of impact is 200% to 400% greater than the estimates that the studies are predicated on. Thus all the critical rollups are not just wrong they are misleading and negligent	81-9
9.) Truly affordable housing will be seriously impacted by the current plan. There are references to housing for NorthStar employees, but that still does not even meet current needs let alone the needs of double the population 10-20 years from now. There is reference to encouraging second home owners to rent to employees of the ski resorts etc. That is clearly unrealistic that it will be sufficient. There must be a specific plan to house the expected local people in "Truckee standard of living" if they are to staff the required public and private commercial services. A specific fund should be created with Tax and building fees for this important issue.	81-10
10.) Quality of life issues. Building over a thousand homes under a 60db noise standard in the Mountains is bad planning. How many decision makers have heard the 60db level while trying to have lunch or while reading a book on the patio? These numbers on a document need to be brought to reality by the decisions makers before acceptance to benefit developers.	81-11
11.) School system and teen development is not adequately addressed. If the percentage of full time residences changes by 10%, 20% or 50% what is the impact on the school budgets and buildings? Currently, Truckee schools suffer from a state methodology based on number of students for budget that is unrelated to the property tax collected in the district. While we have nice homes and pay a lot of tax, our students do not have the same standard of education and recreational facilities. What will done to mitigate this as you scale up by 100%?	81-12

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 81: **THOMAS BLEIER, RESIDENT**

- Response 81-1:* The commentor states that the current study is incomplete and in error in numerous conclusions, but the commentor fails to identify the inadequacy of the Draft EIR. The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.6 (Consideration of Impacts to the Tahoe Basin), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 81-2:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 81-3:* The commentor is referred to Response to Comment 81-2.
- Response 81-4:* The commentor is referred to Response to Comment 81-2.
- Response 81-5:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Section 4.1 (Land Use) of the Draft EIR.
- Response 81-6:* The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR.
- Response 81-7:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Sections 3.0 (Project Description) and 4.0 (Introduction to the Environmental Analysis and Assumptions Used) for information on density, occupancy, and buildout.
- Response 81-8:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.5 (Adequacy of the Alternatives Analysis), as well as Section 6.0 (Project Alternatives) of the Draft EIR.
- Response 81-9:* The commentor is referred to Response to Comments 81-6 and 81-7.
- Response 81-10:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR.
- Response 81-11:* The commentor is referred to Section 4.5 (Noise) of the Draft EIR. The noise standards for the Martis Valley are Placer County's noise standards, which are used throughout the County (including rural areas) and are similar to noise standards used in other rural jurisdictions in the State.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Response 81-12: The commentor is referred to Section 4.11 (Public Services and Utilities) of the Draft EIR. Impacts on schools and recreational facilities are evaluated based upon 20 percent occupancy. Assuming 100 percent occupancy, between 2,370 and 3,470 students would be generated by the four alternative land use plans. The impacts would be the same. New school facilities would be required to house the additional students and the existing bond measures, developer fees, and SB 50 would pay for new school facilities and faculty. These fees and the County's policies and implementation programs would continue to mitigate the impact to less than significant. As stated on pages 4.11-33 and -34, "a fee charge, or other requirement levied or imposed... [is] deemed to be full and complete mitigation of the impacts..." {Sections 65995-65998 of the California Government Code}. The need for recreational facilities would also increase as a result of a full-time population. Pages 4.11-87 through -92 discuss the impacts and mitigation for parks and recreational facilities. Existing policies, implementation programs and mitigation measure MM 4.11.8.1 would mitigate impacts to less than significant even with 100 percent occupancy of the Plan area.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

08/19/02 MON 11:07 FAX 5304263138

Boreal Accounting

001

Letter 82

August 19, 2002

Placer County Board of Supervisors
Placer County Building Dept.

Re: Martis Valley General Plan

To Whom It May Concern:

After reviewing your extensive EIR report, there are several things that are lacking. I would like to address the fact that the report did not cover the Lake Tahoe Basin. I think that Lake Tahoe will be dramatically impacted by what gets approved in the Martis Valley Plan. This study does nothing in regards to the North Shore or the surrounding areas.

82-1

I feel that approving the Martis Valley Plan will be a hasty decision on the board of supervisors who do not even live in this area. I think that lower density in this extremely delicate valley should be looked at.

82-2

I would also would like to find out how someone can gauge the actual daily trips that this will produce in the Lake Tahoe region. There is little or no responsible planning for employment or housing opportunities. This summer on any given weekend has been gridlock-driving situation in both the Town of Truckee or anywhere from Alpine Meadows to Kings Beach. I believe that the air quality will deteriorate with all the added cars on the roads.

82-3

Also I find it hard to believe that this matter has hardly been given any notice to the full time people that live here. I would like to see that the Board of Supervisors oppose this project at this time or at least reconsider the impact on the entire area and just not Martis Valley and the Town of Truckee the whole area on the North Shore of Lake Tahoe should be considered.

82-4

Thank you,

Mary Bennett
1280 Mineral Springs Trail
Alpine Meadow
(530) 583-9363

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 82: **MARY BENNETT**

- Response 82-1:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 82-2:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.5 (Adequacy of the Alternatives Analysis), as well as Section 6.0 (Project Alternatives) of the Draft EIR.
- Response 82-3:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR.
- Response 82-4:* Comment noted. The commentor is referred to Response to Comment 82-3. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

FROM : CASTLE PEAK ENGINEERING

FAX NO. : 530 582 8250

Aug. 19 2002 11:18AM P1

Letter 83

Mary A. Hetherington
12545 Poppy Lane
Truckee CA 96161
530.582.8183

August 19, 2002

Placer County
Planning Department
Auburn, California

RE: Martis Valley Community Plan Update Draft EIR

Dear Placer County Supervisors and Planning Commissioners:

I have concerns about how Noise is addressed in the Draft EIR for Martis Valley.

I have lived in the Prosser Lakeview Subdivision in Truckee for almost 12 years. Over the last four years, and particularly in the last two years, the noise associated with jets has increased significantly. Not only is any given jet louder than any propeller plane, but also some jets have lingering rumbles that continue for up to 5 minutes.

Just last Monday (August 12, 2002), one departing jet left at 5 a.m. and woke my family. Last week, we had arriving jets at 9 p.m. and 10 p.m. that also woke my children. When a jet passes overhead during the daytime, any conversation that I am having must be temporarily halted to allow the jet to pass.

With an increase in the number of houses expected in the Martis Valley, I would expect the number of jets to also increase. The Truckee Tahoe Airport Master Plan (1998) includes many statistics forecasting an increase from 34,500 to 61,600 annual operations from 2000 to 2020. I have attached their graphic, as it is a powerful picture of how this growth is expected to occur.

On page 4.5-16 of the Draft EIR, the Standards of Significance are delineated in Table 4.5-3. If the ambient noise level without the Project is <60 dB, then a significant impact is +5.0 dB or more. I do not have a decibel meter to measure the difference, but my guess is that the jets flying over my home and waking us up is a significant increase in noise.

The mitigation measures associated with the Airport all relate to "subsequent development". What about the existing homeowners that have lived in the Martis Valley for some time prior to the increase in jet traffic? We did not move to the nuisance; the nuisance moved to us and apparently will continue to significantly increase.

83-1

83-2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

FROM : CASTLE PEAK ENGINEERING

FAX NO. : 530 582 8058

Aug. 19 2002 11:18AM P2

What mitigation measure(s) could possibly be implemented to reduce or hold the existing level of noise? Are you, as public representatives, willing to accept this environmental impact as Significant and Unavoidable? How about you, as individual homeowners, would you vote to accept this environmental impact as Significant and Unavoidable?

I propose that Placer County include some mitigation measures that address the noise impact to existing homeowners within the flight paths since the proposed development of the Martis Valley will trigger additional jets. Furthermore, Placer County staff should be required to proactively work with the TTAD and the FAA to develop alternatives to minimize future noise impacts.

83-2
Cont'd

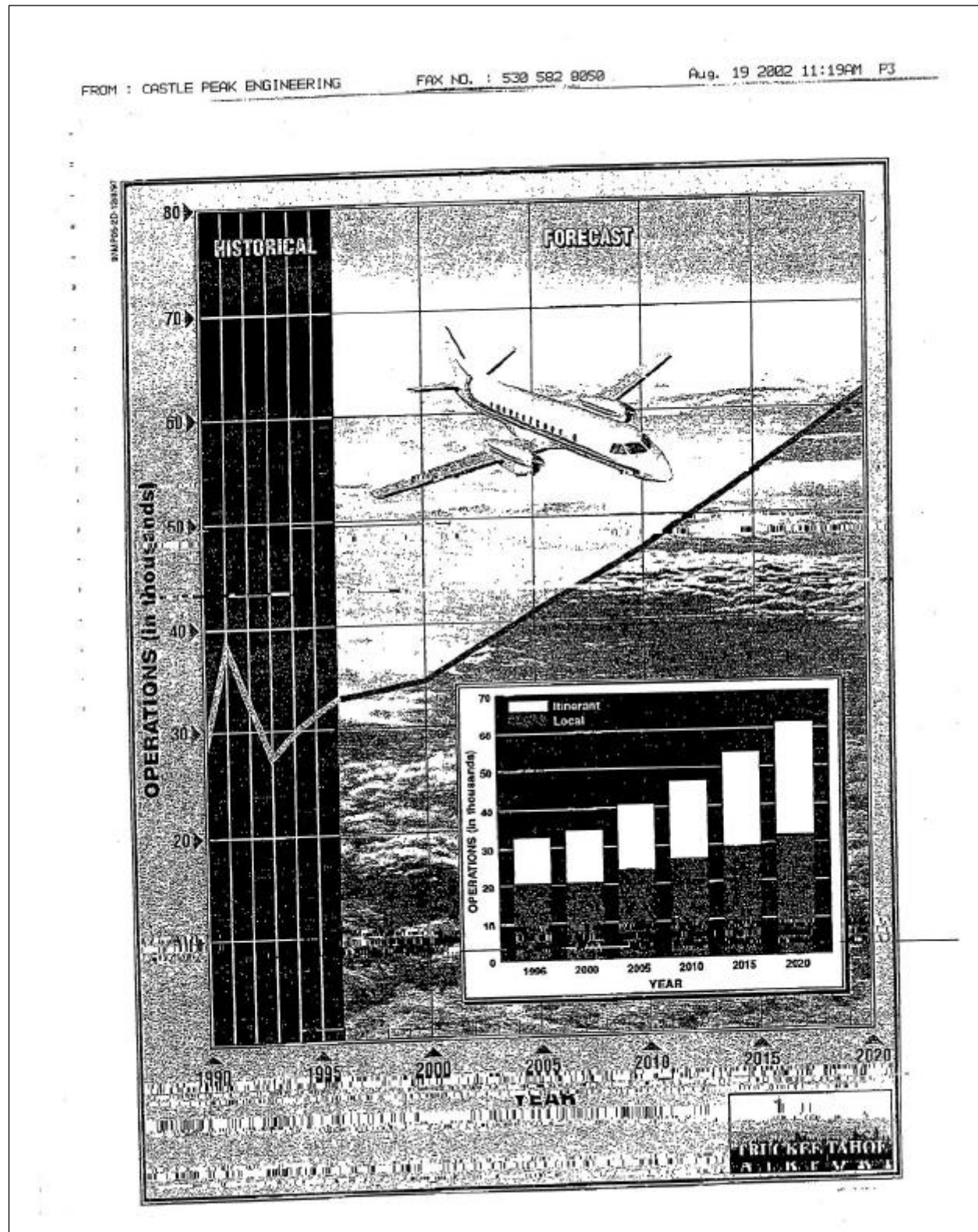
Thank you for your consideration.

Sincerely,



Mary A. Hetherington

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR



3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 83: **MARY A. HETHERINGTON**

Response 83-1: The commentor is referred to Response to Comments 9-8, 49-3, and 71-2 regarding airport operation and expansion and associated noise, traffic, noise levels, and noise standards.

Response 83-2: The commentor questions why mitigation only applies to subsequent development and not existing development. The commentor states that they did not move to the nuisance and that the nuisance moved to them. The mitigation does not apply to existing development, because there would be no mechanism for requiring an aviation easement across developed property. Additionally, the airport is already required to comply with airport noise standards. The Martis Valley Community Plan Update will not result in the expansion of the Truckee-Tahoe Airport. Again, the commentor is referred to Response to Comments 9-8, 49-3, and 71-2 regarding airport operation and expansion, noise levels and noise standards. This comment is forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Mitigation measures only apply to new developments, as existing residences are part of the baseline conditions that are evaluated in the EIR.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 84

8/17/02

PLACER COUNTY
DATE
RECEIVED

AUG 21 2002

26
PLANNING DEPARTMENT

Lori Lawrence
Martis Valley Plan
And Environmental Impact Report
Placer County Planning

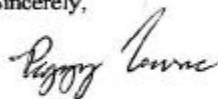
Peggy Towns
11178 Tamarack Way
Truckee, Ca. 96161
sunmt@msn.com

The entire procedure of updating the Martis Valley Plan has been inadequate. The people leading the planning process are inattentive to the magnitude of what the proposed development will do to this area. The Placer County Board of Supervisors appointed a team of representatives to update the Martis Valley Plan and to obtain information for you county Planners. This was a ridiculous way to develop an objective plan and report. Many of the people appointed by the Board of Supervisors will obtain substantial financial gain from the proposed development and even showed open anger towards citizens who were expressing their concerns. This is highly unprofessional. The proper way to update a plan and create an environmental report is to appoint a team of scientists and planning professionals, including a hydrologist, a wildlife biologist, engineers, along with all the officials of the area such as Nevada County Planners and Board of Supervisors and the Truckee Town Council. Since you Placer County Planners and Supervisors don't spend much time in Truckee, how could you be aware of the potential impacts? If you've been here at all you certainly would see the amount of traffic congestion. If you got to know some of the people who live here you'd see how much we love our community and how much we value the surrounding natural resources and open, undeveloped space. We appreciate that we live in a recreation area where many other people want to come and experience it. However, there must be limits to the amount of usage in this area, or what we value will be destroyed.

84-1

It has been rumored that the decisions were already made regarding the proposed development and the whole planning process and environmental report are redundant. This is not a fair planning procedure. The proper scientific data has not been obtained. I recommend that this environmental review go to the State level.

Sincerely,



3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 84: **PEGGY TOWNS**

Response 84-1: The commentor is opposed to the Martis Valley Community Plan and Draft EIR. The commentor states that a team of scientists and planning professionals should have been hired to prepare the plan and Draft EIR. The Martis Valley Community Plan Update was prepared using current scientific information as well as information from the existing 1975 Martis Valley General Plan. The Draft EIR was prepared by professional environmental planning consultants with assistance from professional scientists and professionals in the fields of traffic, noise, air quality, hydrology and water quality, geology and soils, biological resources, and cultural and paleontological resources. Additionally, local residents and professionals in the Martis Valley and Truckee participated in the planning process. The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation) and 9.0 (Report Preparers) of the Draft EIR. Additionally, the "References" at the end of Sections 4.1 through 4.12 contain a list of professionals, reports and data used to prepare the Draft EIR. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 85

August 19, 2002

TO:
Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603
(Hand carried. Also via email to:
ljlawren@placer.ca.gov
planning@placer.ca.gov

PLACER COUNTY
DATE RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

FROM:
Dr. Rowan Rowntree
Dept. of Environmental Science, Policy, and Management
Division of Forest Science, Mulford Hall
University of California, Berkeley
(rowntree@nature.berkeley.edu)

SUBJECT:
Review of DEIR, Martis Valley Community Plan Update, May, 2002

Dear Ms. Lawrence:

I was invited by Sierra Watch to provide an objective evaluation of the DEIR's adequacy in the context of current knowledge and approaches. My qualifications for doing this are, briefly:

- Currently, Visiting Scholar, (1999-present), Dept. of Environmental Science, Policy and Management, UC Berkeley, and
- Emeritus Scientist, Urban-Wildland Interface Research, Pacific Southwest Research Station, U.S. Forest Service Research, UC Davis.
- 1997-1999, Member of the Science Team, Lake Tahoe Basin Watershed Assessment.
- 1995-1997, Science Coordinating Committee, Science Team, Sierra Nevada Ecosystem Project (SNEP).
- 1979-1997, Senior Scientist and National Program Leader for research on urbanization and forest ecosystems, U.S. Forest Service Research.
- 1971-1979, Associate Professor, Syracuse University and the State University of New York, College of Environmental Science and Forestry, Syracuse, NY
- 1971, MS, PhD, University of California, Berkeley

In conducting my review, I asked if the DEIR

1. Took full advantage of available studies in the Sierra that provide a suitable framework, perspectives, data sets, and conclusions for determining impacts in Martis Valley and connected ecosystems,
2. Demonstrated a clear understanding of the changes likely to occur in areas, or ecosystems, connected to Martis Valley, e.g. the Lake Tahoe Basin, downstream Truckee River ecosystems, Nevada County areas,
3. Employed a transparent methodology for bringing together refereed and non-refereed scientific studies to support evaluations of impacts and their relative levels of significance,
4. Assigned probabilities to consequences of actions and especially to the efficacy of proposed mitigations,
5. Presented the material in ways that can be verified by other experts and public organizations.

85-1

While I believe the DEIR provides an excellent foundation for moving ahead, it is, in my evaluation, grossly deficient in all five criteria listed above. For example

1. Previous Sierra Nevada studies: The DEIR does not take advantage of the substantial and useful knowledge in SNEP, the Tahoe Watershed Assessment, and the Sierra Nevada Framework (US Forest Service). With the level and scope of public and scientific concern about places in the Sierra expressed and documented in these studies, and the millions of dollars of public money spent to address those concerns, it is unfortunate the consultants could not build on these works.
2. Connection to other ecosystems: While the proposed plan does seek to provide housing for those who work in the Tahoe Basin, and in that regard there is an expressed concern for adjacent areas, I could not find a useful discussion of how Martis Valley development will impact day-use loads in The Basin, which were stated to be of

85-2

85-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

mounting concern in the Tahoe Watershed Assessment. In another vein, the section on water quality (a) uses an optimistic estimate of available ground water mainly derived, it appears, from limited private consultants' samples and not verified by objective scientific testing, (b) does not link the potential build-up of chemicals in the aquifer (from proposed golf courses and other development) to horizontal movement of water into the Truckee River and likely effects downstream, (c) does not state the likelihood that the procedures described to mitigate chemical build-up in the groundwater will work.	85-3 Cont'd
	85-4
	85-5
	85-6
3. Lack of understandable and objective methods for utilizing scientific support: It is critical that an EIR gain the confidence of both scientists and lay people. This requires that the EIR use science. It also requires full and clear explanations of assumptions and links throughout the reasoning process to conclusions. Both these requirements are absent. In the "Introduction to the Environmental Analysis and Assumptions Used" one reads that "It is anticipated that the rate of development will be driven by market conditions." This is unsettling to the informed reader who knows that the rate of development is, or should be, guided by a set of policies, laws, and governance procedures -- constructed from the best available knowledge -- in which the market operates under constraint. Does one infer from this statement that an abundance of variances is anticipated and that "market conditions" will override environmental protection? On the next page, the explanations of significance and the standards of significance are wholly inadequate. Many of the following impact categories are deficient in their grasp and explanation of current scientific understanding. For example, in the water supply section there was no discussion of drought frequency and severity from tree-ring analyses in the Sierra. If that science had been consulted, the optimistic conclusions about future water supply would have to be modified.	85-7
	85-8
	85-9
4. Probabilities and range of error leading to risk assessment: Impact assessments are made using a variety of methods:	85-10

inferential analysis, expert opinion, and best guesses, to name a few. A good DEIR must explain to the reader the method used for each instance and the probability that this particular method will yield a true result. This approach is absent.

85-10
Cont'd

5. Because the methods and reasoning are not fully explained, and because there is often an absence of good supporting evidence, it will be hard, if not impossible, for independent verification of the consultants' findings. Consequently, there will be a lack of public and scientific confidence in the EIR that will, in the context of the deep and widespread concern expressed throughout previous Sierra projects, make The County's planning job very difficult.

85-11

In summary, the DEIR, as it stands, provides a good foundation to move forward. I fully support the process contained in the Sierra Watch cover letter to you. Thank you for your attention to my comments.

85-12

Sincerely,

Rowan Rowntree

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 85: ROWAN ROWNTREE, DEPARTMENT OF ENVIRONMENTAL SCIENCE, POLICY, AND MANAGEMENT, UNIVERSITY OF CALIFORNIA, BERKELEY

Response 85-1: Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 85-2 As cited at the end of each technical section of the Draft EIR (Sections 4.1 through 4.12), the Draft EIR is based on extensive scientific literature and technical studies, including specific Plan area related data from U.S. Forest Service, U.S. Fish and Wildlife Service and California Department of Fish and Game.

Response 85-3 The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 85-4 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).

Response 85-5 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 85-6 The commentor is referred to Master Response 3.4.3 (Water Quality).

Response 85-7 The technical analysis provided in the Draft EIR specifically notes the basis of the analysis, including modeling used, assumptions, data used in the analysis and the judgment of qualified professionals. Examples of this are provided in the Draft EIR in Sections 4.4 (Transportation and Circulation, Draft EIR pages 4.4-27 through -39 and Appendix 4.4), 4.5 (Noise, Draft EIR pages 4.5-16 through -19 and Appendix 4.5) and 4.6 (Air Quality, Draft EIR pages 4.6-7 through -9 and Appendix 4.6).

Response 85-8 Placer County currently has no growth control or management ordinances that restrict the amount or rate of development that could occur in the Plan area. Thus, the rate at which the Plan area would develop is anticipated to be controlled by real estate market conditions. However, the Draft EIR's impact analysis is focused on buildout of the Plan area, rather than partial buildout.

Response 85-9 The definitions of terminology used in the Draft EIR (Draft EIR pages 4.0-7 and -8) is consistent with definitions set forth under CEQA. The commentor is referred to Response to Comment 85-2 and 85-7 regarding the adequacy of the impact analysis and the use of science. As specifically noted on Draft EIR page 4.7-55, the water supply analysis takes into account historical hydrologic data, which considered drought conditions. The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

- Response 85-10* The commentor is referred to Response to Comment 85-7 regarding the method and adequacy of the impact analysis.
- Response 85-11* The commentor is referred to Response to Comment 85-2 and 85-7 regarding the adequacy of the impact analysis and the use of science.
- Response 85-12* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence Letter 86
Environmental Review Technician
Placer County Planning Dept.
11414B Ave - Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2007

Dear Lori,

86-1

In 1997 my husband and I built our home in Truckee. We chose Truckee because of its quaint small town feel with clean water, clean air and small schools to raise a family. We moved from Incline Village at Lake Tahoe because it was no longer the small town it once was. The big developers moved in and created a town that was becoming too congested! And now they want to build a "city" in our small town the size of Truckee and Kings Beach combined! How will Martis Valley be able to sustain such a large Private gated community? how will it impact our water supply? Our air quality? What will happen to the abundant wildlife that calls the Martis Valley home?

86-2

Where will this expanded population go to school? Where will they receive emergency medical attention? Where will the added work force that will be employed in this community live? The Truckee-Tahoe area is already plagued with a critical shortage of affordable housing!

86-3

I know preliminary analysis has been done to answer these questions. However, they are not adequate and some are conclusions not based on facts!! Do the right thing and put this plan on hold until the surrounding community can be better informed - And studies can be performed that actually outline the true impact of this Community Plan.

Sincerely yours,

Stacy Russell

(Print Name)

STACY RUSSELL

(Print Address)

10614 MARTIS DR. P.O. Box 8696
Truckee, CA 96162 Truckee, CA 96162

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. _____

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 86: **STACY RUSSELL, RESIDENT**

Response 86-1: The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 86-2: The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.8 (Affordable and Employee Housing Effects). As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects. The commentor is also referred to Sections 4.1 through 4.12 of the Draft EIR for an extensive analysis of the environmental impacts associated with the Martis Valley Community Plan per CEQA.

Response 86-3: The commentor states that the Draft EIR does not contain an adequate analysis of environmental impacts and that some of the analysis is based on conclusions not facts. The commentor fails to identify specific inadequacies of the Draft EIR. The County considers the Draft EIR and Revised Draft EIR adequate for the purposes of CEQA. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 87

Date: August 18, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

87-1

Having been a homeowner in Martis Valley Estates (Truckee) since 1979, I am appalled at the massive dimension of proposed developments in Martis Valley. The number of homes, resort golf courses, and "affordable" housing units is beyond belief and would be the ruination of Martis Valley as I've known it for over 22 years.

87-2

I understand that the current "Martis Valley Plan" was presented in 1975. There should be an updated EIR before any further development proceeds.

87-3

Even though Truckee is in Nevada County, not Placer, it is idiotic to place so much new development in Martis Valley. This would impact Truckee more than any municipality in Placer County. Traffic congestion increases daily around Truckee. It will become unbearable if these developments are approved and urban sprawl is allowed to destroy the natural beauty of Martis Valley.

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Both Placer County and Nevada County residents will be losers if these developments are allowed to proceed in their present proportions.

87-4

The EIR for Martis Valley must be rewritten to reflect the growth that has already taken place since 1975.

87-5

Sincerely yours,

Pamela A. Schwarz

(Print Name)

Pamela A. Schwarz

(Print Address)

P.O. Box 10551

Truckee, Ca. 96162

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 87: PAMELA A. SCHWARZ, RESIDENT

Response 87-1: The commentor is opposed to the Martis Valley Community Plan and proposed development, but fails to identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 87-2: The commentor incorrectly states that the Martis Valley Community Plan Update is the same as the 1975 Martis Valley General Plan and that the Draft EIR was prepared based on the 1975 plan. The commentor is referred to Master Response 3.4.2 (Assumption Used for Development Conditions in the Plan Area) and Section 3.0 (Project Description) of the Draft EIR. The commentor is opposed to the Martis Valley Community Plan and proposed development, but fails to identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 87-3: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic and impacts on Truckee.

Response 87-4: The commentor is opposed to the Martis Valley Community Plan and proposed development, but fails to identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 87-5: The commentor is referred to Response to Comment 87-2.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 88

Date:

AUG 18, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

88-1 MY NAME IS BLENN MILLER AND I AM A SIMPLE
88-2 MAN WHO WANTS TO LEAD A SIMPLE LIFE WITH HIS
FAMILY. WE HAVE LIVED HERE SINCE 1981. SINCE
88-3 THEN I HAVE SEEN THINGS HERE GROW FROM
SIMPLE TO COMPLEX. I BELIEVE THAT THE EIR
NEEDS TO BE REVIEWED MORE CLOSELY. BEING A
CONCRETE CONSTRUCTION WORKER FOR 19 YRS, I WELCOME
88-4 SOME GROWTH, BUT I BELIEVE A LINE HAS TO
BE DRAWN IN THE SAND. I MOVED HERE FOR CLEAN AIR,
BEAUTIFUL LANDSCAPE, CLEAN WATER, A HEALTHY
ENVIRONMENT FOR MY CHILDREN AND THE "NO HUSTLE
AND BUSTLE" OF URBAN LIFE. LOTS OF PEOPLE WANT
TO MOVE HERE, BUT AT SOME POINT WE HAVE TO
SAY NO MORE, OR THE GREAT THINGS GOD PUT
ON THIS EARTH MAY BE COMPROMISED. FIRST
88-2 OFF MORE HOUSES MEANS MORE CHILDREN. OUR
SCHOOLS ARE OVER CROWDED ALREADY. WHERE
88-3 WILL THESE CHILDREN GO TO SCHOOL? SECOND,
A FEW YEARS AGO THE BIG ISSUE HERE WAS CLEAN
88-4 AIR. I GUESS NOBODY CARES ABOUT THAT
ANYMORE. I DO. THE TRAFFIC SITUATION
HAS GOTTEN COMPLETELY OUT OF CONTROL.

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

88-4
Cont'd

88-5

88-6

WE NEVER KNOW WHAT TIME TO LEAVE HOMES FOR
APPOINTMENTS, NOT KNOWING IF WE ARE GOING
TO GET STUCK IN TRAFFIC. SURE YOU CAN MAKE 26
LANES WIDE, BUT THEY STILL HAVE TO CROSS A
TWO LANE BRIDGE INTO TRUCKEE AT 4:30 PM
EVERY DAY THERE'S A STANDSTILL OUT THERE TRYING
TO GET TO ~~THE~~ TOWN. AS FAR AS NEW GOLF COURSE,
I DON'T LIKE FERTILIZER IN MY WATER AND I'M
SURE YOU DON'T. LIKE I SAID I DO CONCRETE
AND BROWTH PUTS MONEY IN MY POCKET AND FOOD
ON MY TABLE, BUT I AND MY FAMILY WOULD
RATHER ENJOY ONE OF GOD'S GREAT CREATIONS
AND DO WITHOUT A MORE PERSONAL WEALTH.

P.S. I HAVEN'T SEEN A DEER HERE
IN 4 YRS.

THANK YOU

Sincerely yours,

(Print Name)

GLENN MILLER

(Print Address)

P.O. BOX 9551, TRUCKEE
CALIF. 96162

(10169 MARTIS DR.)

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 88: GLENN MILLER, RESIDENT

Response 88-1: The commentor is opposed to the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 88-2: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and pages 4.11-25 through 4.11-38 Section 4.11 (Public Services and Utilities) in the Draft EIR regarding concerns relating to impact on schools.

Response 88-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and policies and mitigation measures contained within Section 4.6 (Air Quality) regarding concerns relating to air quality.

Response 88-4: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to impacts on traffic.

Response 88-5: The commentor is referred to Master Response 3.4.3 (Water Quality) and mitigation measures MM 4.7.2 a – c on pages 4.7-42 through 4.7-44 in Section 4.7 (Hydrology and Water Quality) of the Draft EIR regarding concerns relating to contaminated runoff from the golf course.

Response 88-6: Comment noted. Since no comments were made regarding the adequacy of the Draft EIR, no further response is required

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 89

Margaret Olivier
P.O. Box 2653
10774 Martis Drive
Truckee, CA 96160

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

August 18, 2002

Placer County Planning Department
Attn: Lori Lawrence
Environmental Review Technician
11414 "B" Ave.
Auburn, CA 95603

Re: Draft Environmental Impact Report for the Proposed Martis
Valley Community Plan Update SCM No. 2001072050

Dear Ms. Lawrence:

I live in Truckee. I am semi-retired and have made Truckee my home. This came about after many years of working hard and careful planning. I spent nearly all my summers growing up at Donner Lake and I have watched the Town grow, but I am extremely upset by what is happening with the Martis Valley Community Plan. It definitely needs to be rewritten as it is inadequate and incomplete.

89-1

Driving back from Reno today I noticed that the Town of Truckee has updated the population sign near Prosser - it now reads a population of over 14,000. When I first started coming to Donner Lake with my parents, the population was just under 2,000. It has taken approximately 37 years for that growth to happen and now they're talking about adding another 6,500 to 9,000 all at once??

89-2

What is happening here?? Where are you going to fit all those houses?? Where are you going to get the water?? Why do we need more golf courses?? What about the decrease in wildlife?? What about the increased traffic?? How many more "by-passes" are we going to need, chopping up more and more of the land?? A community plan that allows for this type of growth is seriously flawed and an update is urgently needed before we become another "Bay Area".

89-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Please do not allow the Martis Valley to become a sea of houses. Have you ever gone out there to shoot a picture of the sunset?? What if that picture is marred by the construction of new houses?? Not to mention the years of construction equipment, etc. traveling up and down 267.

89-4

Please use your heads and re-think this plan.

Yours truly,



MARGARET OLIVIER

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 89: **MARGARET OLIVIER, RESIDENT**

Response 89-1: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

Response 89-2: Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding the anticipated extent of development.

Response 89-3: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 44 (Transportation and Circulation), 4.7 (Hydrology and Water Quality), and 4.9 (Biological Resources) in the Draft EIR.

Response 89-4: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 90

Date: Aug. 18, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

EVERYTIME WE PUT OUT FIRE, SOMEONE COMES
ALONG AND STARTS A NEW ONE. THIS COULDN'T BE
MORE EVIDENT WITHIN THE PROPOSED MARTIS VALLEY
COMMUNITY PLAN. A BRIDGE IS BEING BUILT TO
RELIEVE TRAFFIC CONGESTION ON HWY. 267. NOW
THEY WANT TO ADD 6000-9000 NEW HOMES, A
750,000 SQ. FOOT COMMERCIAL DEVELOPMENT, AND 5-6
NEW GOLF COURSES. THE TOWN OF TRUCKEE WAS NOT
BUILT TO HANDLE THAT KIND OF MASS.

THE PEOPLE OF MARTIS AND ABOARD LIVE FOR
THE SURROUNDINGS. WE LOVE THE TREES, THE RIVER,
THE CREEKS, AND THE WILDLIFE. WHY WOULD WE
TRADE IT FOR HOUSES, GOLF COURSES, AND TRAFFIC?
THANKS, BUT KNOW THANKS!

90-1

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

pg. _____

***Martis Valley Community Plan Update
Final Environmental Impact Report***

3.0-612

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 90: **DARREN LIPSMAYER, RESIDENT**

Response 90-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis). The commentor does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 91

Date: August 19, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

As a concerned homeowner in the Ponderosa
Fairway Estates it has come to our attention
that there are multiple development projects
currently being proposed. My wife and I feel
these projects will affect our way of life in
the Truckee area.

91-1

• The land behind our Residence at 10795 Martis Drive
is being developed for low income housing. I feel
this area should not be developed due to current
low water pressure, development of new sewer
lines and the removal of a natural waterway
and last, we feel this will drop the value
of our home.

91-2

• The Martis Valley Project will bring increased
traffic beyond what is capable of being
handled by our highways and streets.
I do not feel that the Town of Truckee can
support the amount of people that will come
to the area whether full time or part time.
How does the Town of Truckee benefit from the tax base
when this development is based in Placer County?

91-3

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

• It is a shame to see such a beautiful Valley be destroyed for the profit of a few dollars.

91-4

In closing, who are the ones that will benefit by all this development?
It will not be the local residents in the Town of Truckee, Nevada or Placer County. The only people we feel will benefit are the Developers.

91-5

When is it going to stop!

Sincerely yours,

(Print Name)

Deborah + Richard Fuqua

(Print Address)

10795 MARTIS DRIVE
TRUCKEE, CA 96161

email

MIKAYAH20@MSN.COM

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 91: DEBORAH & RICHARD FUQUA, RESIDENTS

Response 91-1: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

Response 91-2: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis) in the Draft EIR regarding concerns relating to impacts on water supply. Section 4.11 (Public Services) of the Draft EIR addresses wastewater services of the project. The commentor does not identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 91-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns related to the cumulative impacts of traffic and impacts on Truckee.

Response 91-4: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

Response 91-5: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 92

Date: 7/16/02

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

For the following reasons the Project Description is inaccurate:

1) The assumed ~~peak~~ percentage of residents of 20% fails to take into account that most of the units will be rented, used by family members and ~~and friends~~. Furthermore vacation concept packages are being proposed by East West Partners that will result in occupancy levels similar to hotel occupancy ~~and rates~~ in excess of 90% during peak seasons. Also many units will have multiple ownership and shared ownership which will result in constant use. The assumed percentage of permanent residents also fails to account for increased relocations of retired persons ~~out~~ of the high density cities. The percentage of permanent residents must be based upon recent ~~fact~~ surveys and census data not old outdated information.

92-1

2) The Project Description fails to address other key project features in sufficient detail. These features include construction activities,

92-2

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

location of construction housing, long term employee housing, events, hosted by developers, infrastructure requirements, ~~and~~ ^{work} committed and travel of heavy and extensive truck traffic.

92-2
Cont'd

3) The Plan does not "cap" or limit the total units to be constructed on each property. The advice of the DEIR on the "adjusted housing reports" for all the project analyses underestimate the projects' impacts on traffic, air quality, and the additional commercial development and services that will be required. Without limits or caps, then the analysis cannot fairly present the potential, not just likely, impacts which are related to density.

92-3

4) The DEIR does not offer any analysis to support the prior land use designations, which form the basis of the Proposed Plan. The Proposed Plan is based on an almost 30 year old (1974) land use designations, which is out of date with current uses because the prior land use designations were adopted before CEQA and before much of the current theory of appropriate planning and impact analysis was developed.

92-4

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

5) We don't need the number of planned golf courses. Current courses in the area are not fully used and most of the courses will only be accessible to a select few. Further, golf courses are a waste, not open space, because they consume water, fertilizers, roads, displace wildlife, and result in an unnatural landscape.

92-5

6) The Project Description does not address airport traffic, fire risk and services, police and emergency services, hospital space and provisions, traffic delays and congestion,

92-6

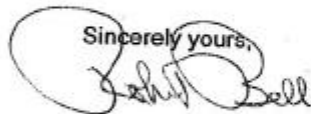
7) Lastly, the necessity for the County to entertain authorizing the level of development contemplated in the Proposed Plan is not clear and not supported by segmental facts or analysis.

92-7

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

92-8

Sincerely yours,



(Print Name)

ROBERT BELL

(Print Address)

12105 HILLSIDE DR
TRUCKEE, CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 3
R BELL

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 92: ROBERT BELL, RESIDENT

- Response 92-1:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of Cumulative Impact Analysis). The commentor is also referred to Section 4.2 (Population/Housing/Employment) of the Draft EIR for a discussion of demographics and current census information.
- Response 92-2:* The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.7 (Adequacy of Cumulative Impacts Analysis).
- Response 92-3:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of Cumulative Impact Analysis) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding buildout potential and concerns relating to the cumulative impacts of traffic and air pollution.
- Response 92-4:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Sections 3.0 (Project Description) and 4.0 (Introduction to the Environmental Analysis and Assumptions Used) for a discussion of the Proposed Land Use Diagram versus the Existing Martis Valley General Plan Land Use Map. Specifically, the commentor is referred to Figures 3.0-6 and 3.0-7 on pages 3.0-25 and -27 of the Draft EIR, which clearly shows that the two land use maps are vastly different from one another. The commentor does not make a comment regarding the adequacy of the Draft EIR. Therefore, no further response is necessary.
- Response 92-5:* The commentor is referred to Master Response 3.4.3 (Water Quality) and mitigation measures MM 4.7.2 a – c (Pages 4.7-42 through 4.7-44 of the Draft EIR) regarding concerns related to golf courses. Section 4.9 (Biological Resources) of the Draft EIR addresses potential recreational impacts to biological resources. Additionally, the Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private.
- Response 92-6:* The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.7 (Adequacy of Cumulative Impacts Analysis), as well as Sections 4.1 through 4.12, which include an extensive analysis of the environmental impacts associated with the Martis Valley Community Plan per CEQA. The commentor is referred to Response to Comment 5-7 regarding hospital facilities.
- Response 92-7:* Comment noted. The commentor does not make a comment regarding the adequacy of the Draft EIR. Therefore, no further response is necessary.
- Response 92-8:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 93

Date: _____

August 15, 2002

PLACER COUNTY
DATE RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Paul Vertigan
PO Box 8204
Tahoe City
CA 96145

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I am in the process of writing a more comprehensive letter to come, but want to bring three things to your attention which clearly indicate to me that the draft EIR is totally flawed and needs to be redone.

93-1

First, the draft EIR ~~does not~~ accept that Martis Valley is part of a larger region that includes the north shore of Lake Tahoe. The EIR has some skimpy analysis on traffic impacts on one junction on the north shore (SR 267/SR 28), which clearly implies that Placer County recognizes legally in the EIR that the north shore of Lake Tahoe is an impacted area and should be part of the EIR geography. Indeed on page 1.0-8 the EIR says, "traffic impacts to Interstate 20, State Route 267, and 28 need to be considered."

93-2

The TRPA is a federal body with explicit legal jurisdiction (and performance targets) for traffic and air quality on the north shore of Lake Tahoe, and therefore is absolutely a Responsible Agency. Why then was TRPA not consulted as part of the EIR process? When I look at the list of agencies in section 1.2 (pages 1.0-1 and 1.0-2), there are 16 agencies listed, but TRPA is not one of them. For this reason

93-3

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

93-3
Cont'd

above, I would say the EIR is fatally flawed. Will Placer County be giving TRPA the same amount of opportunity to comment, and the same amount of time, as the other 16 agencies? When were these 16 agencies first notified that an EIR was in progress? Would you not agree that TRPA is ~~not~~ at least as much a Responsible Agency ~~than~~ as Pacific Bell??

93-4

The second thing that I want to bring to your attention is that the traffic analysis is far from complete in terms of its impact on highway 28. I also believe that the analysis fails to properly predict the peak loading on summer weekends of traffic headed south on highway 267 over Brochway Summit. (I am not talking about July 4 or Labor Day, but about a Saturday in late July, or a Sunday in August.)

93-5

After having spent hours poring through the tabs in Appendix 44, several discussions with Richard Moorehead, and comments by LSC at one of the public meetings, I remain convinced that the calculated increase in traffic over highway 267 at full buildout is too low. Please can you let me know what further analysis the Planning Department intends to do for highway 267 into the Basin, and on all the intersections of on highway 28 out to Tahoe City.

93-6

I travel highway 28 every day and it is appalling all summer long. There are queues stretching from Tahoe City to Dollar Point every single day in July and August. These lines can be over an hour, and I frequently U-turn and abandon my trip rather than wait. We cannot allow this appalling situation to repeat itself in Kings Beach.

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg. 2 1.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 93: PAUL VATISTAS, RESIDENT

Response 93-1: Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 93-2: The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 93-3: The Tahoe Regional Planning Agency has provided comments on the Draft EIR, which are provided in Comment Letter J. The County provided a Notice of Availability for the Draft EIR and Revised that was placed in the Sierra Sun and Tahoe Worlds newspapers as well as provided copies to the State Clearinghouse for distribution to state agencies, pursuant to CEQA Guidelines Sections 15085 and 15087. The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).

Response 93-4: The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis). Existing traffic volumes indicate that the majority of traffic generated in Martis Valley is to and from the north, rather than to and from the Tahoe Basin, even during summer weekend days.

Response 93-5: The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis).

Response 93-6: The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 94

Date:

August 16, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above referenced plan update & Draft EIR. I must start by saying that I am saddened by the fact that this much build out is even considered for the Martis Valley. I moved up here two years ago from the Bay Area because of all the uncontrolled growth that occurred there and eventually ruined the landscape on environment and ultimately put too much stress on the infrastructure. I wanted quality of life back so here I moved here to the small & quaint town of Truckee that I now find myself in a fight to keep it that way.

Let's start w/ water issues. I have friends in Fresno & Reno that have been on water restriction for 2 years now but yet Placer County seems to think there is enough water to build approximately 7000 new living units & a

94-1

94-2

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

94-2
Cont'd

Number of new golf courses? I don't
get it???

94-3

Now to address traffic. It seems
to be difficult to convince council
members that do not even live in
Truckee that we are already @ the
brink of desperate traffic problems
in this town. But simply put, if we
continue to build new homes that bring
in more residence, tourist will no longer
want to come here and many of
us depend on the tourist trade.
Look at it this way, if you live in
the Bay Area and want to get away
from the traffic, hassle & hassle of
the city, coming to a traffic congested
Truckee becomes less desirable - -
doesn't it???

94-4

Thirdly, let's look @ the benefits
of open space (which happens to be
the main ~~reason~~ reason I moved
here). Do you understand sprawl
and what it does to quality of
life & to the natural environment
and habitat? Or is this push
about greed of individuals and \$\$\$
that are the pockets of a few
as the greater whole of the
society suffers.

94-5

Lastly, I would like to address
what has happened in the Bay Area

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

94-5
Cont'd

when it comes to the demise of the infrastructure, fireman, police men, teachers, the service industry workers could no longer live in the communities they were protecting, teaching or serving because there was no affordable housing for them. They then had to commute from long distances (in which we are already seeing people commute in from Reno). Pretty soon the commute gets old and they pick up jobs where they now live leaving a broken infrastructure in the city.

94-6

All I ask is to examine the failing mistakes of other communities before allowing ours to be changed for good; because once it starts you cannot turn back the hands of time!

94-7

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

Sincerely yours,

(Print Name)
(Print Address)

Julie Sanservino
14835 Davis Dr.
Truckee, CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 94: JULIE SANSERVINO, RESIDENT

- Response 94-1:* The commentor is opposed to the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.
- Response 94-2:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 94-3:* The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic.
- Response 94-4:* The commentors desire to preserve natural open space is noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Additionally, the commentor is referred to pages 4.9-76 through -81 for a discussion of the proposed policies associated with the protection of riparian and wetland habitat that consist of specific performance standards (e.g., provision of natural open space buffers adjacent to waterways).
- Response 94-5:* The commentor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.2 (Population/Housing/Employment), 4.4 (Transportation and Circulation), and 4.11 (Public Services and Utilities) of the Draft EIR regarding concerns relating to employment, public services, housing and traffic. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.
- Response 94-6:* Opposes the proposed development but does not raise any specific issue relating to the Draft EIR. Therefore, no further response is necessary. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 94-7:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 95



Bonnie Stetson
P.O. Box 2300
Truckee, CA 96160

Date: August 14, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

95-1
I gave up job and career opportunities to move to a small mountain town, Truckee, in 1974. Therefore I have no political power since I am not rich. Please do not give the big money out-of-town corporations who cater to the wealthy the right to destroy our quality of life. We do NOT want to become just another sprawling city.

95-2
The MV DEIR does not adequately address the brutal impacts of the proposed OVERDEVELOPMENT. The DEIR places NO LIMITS on growth. The beautiful valley is to be destroyed by a 4-lane freeway. The price is too high. The impacts of too many cars, too much pollution, traffic jams, are not adequately addressed. Just sticking up a mess of infuriating big-city stop lights is absolutely unacceptable.

What about requirements for public transportation? We cannot sacrifice more forest for parking lots and pollution.

95-3
How will the low-income workers, necessary for such growth, get around? More cars? Where will they live? Cut down more forest to build cheap housing? And employee housing is already desperately needed. "In lieu of" fees are not acceptable mitigation since the money never creates actual employee housing. The development must be LIMITED.

The MV DEIR is not consistent with

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

pg. _____

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

95-3
Cont'd

The vision of our general plans. The impacts of Placer County growth do NOT stop at the county line. Truckee should NOT be choked to death by OVERDEVELOPMENT in the Martis Valley.

95-4

The impacts upon the infrastructure and public services, especially including Truckee, are not adequately addressed in the DEIR. We must REVISE the DEIR to take a much closer look at lessening the destruction of the existing beauty of the Martis Valley. The DEIR should offer real mitigation. We must preserve the small town atmosphere and natural beauty that make the Martis Valley area so desirable now.

95-5

The only truly effective mitigation of environmental impacts will come through limiting growth. That's right, SCALE IT DOWN! The County of Placer and all the business interests will still make plenty of money without destroying the Martis Valley.

Thank you. The Martis Valley will be more valuable if it is preserved.

95-6

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

(BLS)

Sincerely yours,

Bonnie L. Stetson

(Print Name)

BONNIE L. STETSON

(Print Address)

PO Box 2300
TRUCKEE CA, 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050


pg. _____

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 95: BONNIE L. STETSON, RESIDENT

- Response 95-1:* The commentor is opposed to the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.
- Response 95-2:* The commentor is referred to Response to Comment 94-5.
- Response 95-3:* The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) for impacts on Truckee and surrounding areas. The commentor addresses concerns with the Martis Valley Community Plan and does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.
- Response 95-4:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.11 (Public Services and Utilities) of the Draft EIR. The commentor states that the Draft EIR does not offer real mitigation, but the commentor fails to identify the mitigation measures that should have been included. Section 4.11 of the Draft EIR provides an extensive analysis of public service impacts based on consultation with service providers.
- Response 95-5:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is also referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 95-6:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR 97adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 96	
Aug-19-02 14:09	From-STOEL RIVES LLP SF OFFICE +4156763000 T-230 P.002/005 F-317
<div style="text-align: center;"> A combination with Washburn, Briscoe & McCarthy 111 SUTTER STREET, SUITE 700 SAN FRANCISCO, CALIFORNIA 94104 Telephone (415) 677-8900 Fax (415) 676-3000</div>	
August 19, 2002	
CHRISTINE W. GRIFFITH, CWG email cwgriffith@stoel.com	
<u>VIA FACSIMILE, ELECTRONIC MAIL AND U.S. MAIL</u>	
Lori Lawrence Placer County Planning Department 11414 B Avenue Auburn, CA 95603	
Re: <u>Martis Valley Community Plan Update Draft EIR</u>	
Dear Ms. Lawrence:	
Thank you for the opportunity to comment on the Draft EIR ("DEIR") for the Martis Valley Community Plan ("MVCP") Update. On behalf of Kenneth J. James Partners LLC, the developer of the Eaglewood Project, we submit these comments for two purposes: (1) to suggest some minor changes to the DEIR, and (2) to seek clarification on certain points made in the DEIR. For ease of review, the comments are provided by impact area in the same order as the DEIR.	96-1
Summary	
The DEIR lists PacBell and the School District as responsible agencies on page 1.0-1. Neither of these entities are in fact "responsible agencies" in the approval of the MVCP Update.	96-2
3.0 Project Description	
Figure 3.0-5 Proposed Land Use Diagram is inconsistent with the most recent figures distributed to the Martis Valley Committee. For example, on the property designated as Martis Valley Associates LLC (the Eaglewood property), this figure shows a small area of General Commercial. To be consistent with updated maps prepared by the County, this should actually	96-3
127213	

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug-19-02 14:09 From-STOEL RIVES LLP SF OFFICE +4156763000 T-230 P.003/005 F-317

STOEL RIVES LLP

Lori Lawrence
August 19, 2002
Page 2

be Tourist/Resort Commercial. Similarly, Figure 3.0-8 Alternative 2 Land Use Map is also inconsistent with the most recent figures distributed to the Martis Valley Committee. For example, the western portion of the Eaglewood property should show forestry uses, but does not do so.

96-3

4.2 Population, Housing, Employment

The DEIR seems to suggest that there are separate requirements for employee housing. General Plan Policy 2.A.18. It is unclear whether affordable housing and employee housing obligations may be fulfilled by the same units in a given project. As the purpose of the employee housing requirement is to provide affordable housing to employees of resort projects, the requirement for affordable housing should not be layered on top of this requirement. The Final EIR should reconcile M.M. 4.2.2 with the General Plan policy and make clear that employee housing and affordable housing requirements may be fulfilled by the same units.

96-4

4.4 Transportation and Circulation

The methodology discussion of the Transportation and Circulation Element requires minor clarification. Specifically, it states, "A total of 9,220 dwelling units (4,731 single-family and 4,489 multi-family dwelling units) and 1,190,000 square feet of commercial/office land uses were used in the traffic analysis, in addition to the golf courses." DEIR, p. 4.4-31. It is unclear whether golf course clubhouses are accounted for by the golf course land use quantity or as part of the commercial square footage. Golf course clubhouses should clearly be covered by the golf course areas and should not be "double counted" as commercial.

96-5

4.9 Biological Resources

The DEIR's discussion regarding deer migration routes is contradictory and based largely on old reports and information on deer kills that occurred over the past 25 years along SR 267. For example, the text on page 4.9-33, in paragraph 3, indicates there are currently three major corridors for deer migration that cross SR 267. These are identified as being located in Nevada County between mileposts 2.5 and 2.7 and at Placer County mileposts 1.0 and 1.5. More recent data and observations indicate that the westernmost corridor across SR 267 (see Figure 4.9-5), if it still exists, is of far lesser significance than indicated in the EIR. Several factors account for this change: (1) the influence of existing development and increasing human disturbance along Highway 267 to the northeast of Eaglewood and the Hopkins Ranch; (2) deer kill data along Highway 267 showing only one kill along the road northwest of its junction with Shaffer Mill Road since 1991 and none since 1998; (3) the results of deer studies conducted on Eaglewood in spring and fall of 2001 (copies of those study reports have been provided to the County); and (4) the new Highway 267 alignment between Martis Drive and the end of the airport, and the

96-6

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug-19-02 14:09

From-STOEL RIVES LLP SF OFFICE

+4156763000

T-230 P.004/005 F-317

STOEL RIVES LLP

Lori Lawrence
August 19, 2002
Page 3

proposed "PC-3" commercial development area located between the new bypass, the airport, and Highway 267.

Specifically, the Nevada County corridors identified in the DEIR are just south of where the Hwy 267 bypass will connect to the main road. The conclusion in the DEIR that this Nevada County section is currently an area for deer movement across the road is contradicted by a statement in the same paragraph and by the data itself. The third sentence of the paragraph states that existing residential and commercial development along SR 267 appears to restrict deer movement along the road. This area (between Nevada County mileposts 2.5 and 2.7) is already developed and disturbance due to human presence and activities is substantial. The road kill data supports the statement that deer movement has been restricted and seems to indicate this section of SR 267 is no longer a travel corridor of any significance for deer. The most recent recorded road kill in or close to that stretch of SR 267 is 1991. Twelve of the 15 data points were from 1985 or earlier.

96-6
Cont'd

There are other contradictions in this paragraph as well. The DEIR states (on page 4.9-33) that Placer County mileposts 1.0 and 1.5 are the other major areas where deer cross SR 267. In seeming contradiction, however, the document also states that the open valley portion of the Plan Area is not expected to be a major corridor because there is not enough cover for deer to use these areas. Consequently, it concludes that the Nevada County area around Mileposts 2.5 to 2.7 is the major route for deer to cross SR 267. It states that the road kill data support this conclusion. In fact, Mileposts 1.0 and 1.5 are in the middle of the open valley portion of the Plan Area and the road kill data show that the majority of deer kills recorded since 1979 are in this open valley area. Mule deer are an open country deer relying more on visibility than cover to provide security. While it is also true that the Nevada County area around milepost 2.5 had slightly more road kills since 1979 than any other single crossing point in the open valley area, the data are too old and too limited to support any conclusion about the present focus of deer movement across SR 267. Observations by airport personnel and recent conversations with representatives of the California Department of Fish and Game indicate deer deliberately avoiding the area around Nevada County milepost 2.5 and moving southeast into the Martis Creek corridor. This comports with the earlier statement that existing residential and commercial development along SR 267 appears to restrict deer movement along this portion of SR 267.

The Final EIR should reflect the fact that the area between Nevada County mileposts 2.5 and 2.7 does not now function as a deer migration corridor.

4.12 Visual Resources/Light and Glare

This section of the DEIR considers and discusses private as well as public views (see, e.g., p. 4.12-12 and p. 4.12-15). Specifically, Impact 4.12.2 states that the proposed plan "would substantially alter the existing landscape characteristics in the Plan area and result in impacts to

96-7

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug-19-02 14:09 From-STOEL RIVES LLP SF OFFICE

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T-230 P.005/005 F-317

STOEL RIVES LLP

Lori Lawrence
August 19, 2002
Page 4

both public and private views." DEIR, p. 4.12-12. CEQA, however, does not protect private views. Association for Protection of Environmental Values v. City of Ukiah (1991) 2 Cal. 4th 720. While it may be informative and useful to discuss the effects of the plan and associated development on private views, these effects should not form the basis for determinations of significance or identification of mitigation measures.

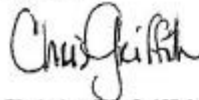
96-7
Cont'd

In addition, the DEIR states that the proposed Eaglewood project may result in significant alteration to public views from SR 267. DEIR, p. 4.12-13. In fact, the Eaglewood project as proposed has been carefully designed to avoid any visibility from SR 267. The DEIR should be modified to accurately reflect this fact.

96-8

We hope that these comments are both clear and helpful, but should you wish to discuss them further or if we can be of any assistance, please do not hesitate to call me at (415) 617-8900.

Sincerely,



Christine W. Griffith

cc: Patrick Angell

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 96: **CHRISTINE GRIFFITH, STOEL RIVES, LLP**

Response 96-1: Comment noted. Responses to comments associated with the Draft EIR are responded to in Response to Comment 96-2 through 96-8.

Response 96-2: Comment noted. The following text changes are made to the Draft EIR.

- Page 1.0-1 and -2, the following text changes are made:
 - “Pacific Bell
 - ~~Tahoe-Truckee Unified School District~~”

Response 96-3: The land use maps for the Proposed Land Use Diagram, Existing Martis Valley General Plan Land Use Map, Alternative 1 and Alternative 2 provided on Draft EIR pages 3.0-25 through -32 were the most current maps as of the release of the Draft EIR in June 2002. It is acknowledged that further minor modifications to the Proposed Land Use Diagram may occur prior to adoption of the Martis Valley Community Plan.

Response 96-4: The commentor’s statements and concerns regarding Mitigation Measure MM 4.2.2 is noted. As described in Master Response 3.4.9 (Affordable and Employee Housing Effects of the Project) that since release of the Draft EIR, Placer County has adopted a new Housing Element and has drafted an Employee Housing Ordinance and Inclusionary Housing Ordinance to further implement County policies regarding the provision of employee housing in the Tahoe-Sierra region and affordable housing County-wide. However, as noted in the draft Employee Housing Ordinance and proposed Martis Valley Community Plan policies 3.A.3 and 3.A.4, options would be provided to meet affordable/employee housing requirements, including land dedication, payment of fees or other methods acceptable to the County. Based on the current version of both the draft an Employee Housing Ordinance and Inclusionary Housing Ordinance, it County’s current intent is to provide employee housing in the Plan area.

Response 96-5: Golf course clubhouses were considered as part of the golf course traffic generation in the traffic analysis. The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis).

Response 96-6: The commentor’s statements regarding deer movement in the Plan area are noted. Surveys have been conducted on the properties of the proposed Hopkins Ranch, Siller Ranch and Eaglewood projects to determine if the sites are being utilized by deer associated with the western migration corridor. These studies evaluated deer kill data recorded along State Route (SR) 267 by Caltrans. The results of these analyses indicated that deer generally prefer three crossings over SR 267: Nevada County mile post 2.5-2.7; Placer County mile post 1.0; and Placer County mile post 1.5. Mile post 2.5 in Nevada County is located directly north of the proposed Hopkins Ranch project site, and deer track surveys were conducted for Hopkins Ranch in May and June 2002 identified deer movement through the northwestern corner of the site generally proceeding in a south/southwest direction. This general movement


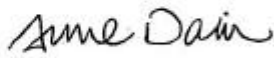
3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

direction by deer appears to be consistent with deer movements documented on the Eaglewood property (North Fork Associates, 2001 and 2002). Careful site planning of specific development in these areas, such as the provision of open space corridors for deer movement (as noted specifically in Mitigation Measure MM 4.9.11a) can maintain the function of this corridor. It is acknowledged that anticipated development north of the Plan area (i.e. Planned Community 3 in the Town of Truckee) as well as operation of the SR 267 Bypass may alter or obstruct and further decrease deer migration through this area in the future.

Response 96-7 The visual resource impact analysis provided in the Draft EIR (Draft EIR pages 4.12-9 through -37) focuses on impacts associated with public views (e.g., open valley portion of the Plan area and SR 267), but acknowledges private viewsheds as well. However, the impact conclusion is focused on public view impacts.

Response 96-8 The Draft EIR evaluates the environmental effects associated with implementation of the Martis Valley Community Plan and is not intended to focus on the project-specific effects of each development project proposed in the Plan area. The visual analysis associated with the Eaglewood property was based on general landform and vegetative conditions as well as the land use map designations.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 97	
AUG-19-2002 14:25	530 582 7272 P.01
MARTIS VALLEY ASSOCIATES	
	
MARTIS VALLEY ASSOCIATES REAL ESTATE SALES & RENTALS	
 <u>VIA FAX</u> August 19, 2002	
Placer County Board of Supervisors 175 Fulweiler Avenue Auburn, CA 95603	Truckee Town Council 10183 Truckee Airport Road Truckee, CA 96161
<u>Re: Martis Valley General Plan</u>	
Dear Sirs:	
As a local real estate broker for 22 years, my recent observations on the Martis Valley General Plan are as follows:	
1) Buyers may appreciate having a golf course and other amenities on site, however, many prefer to NOT reside on the golf course. Rather - in a location that provides open space, be it view or wooded. People seem to be craving privacy to calm them from their hectic lifestyles. Although it would be an 'out of the box' idea, indications are that a planned community with no golf course and just open space may result in demand from Buyers. This would also eliminate pollution caused by a golf course and the need for water to maintain it. It also just might allow the developers to target a lower price range which would attract more people including the local 'primary home' community.	97-1
2) I am attempting to keep clients updated on the Martis Valley General Plan. These clients consist of current second homeowners and prospective primary and second home Buyers, specifically of properties in the Martis Valley. Interestingly, they feel that if there is too much development and too much congestion, they will not be interested in either staying or buying - that is exactly what they are trying to get away from. I find this interesting because the local developers assume that if they build a desirable product, Buyers will come. I would caution the powers to be that they may not.	97-2
Respectfully submitted,	
	
Anne Dain Broker/Owner	
Cc: Bill Combs, Senior Planner, Placer County, 11414 B Ave., Auburn, CA 95603 Martis Valley Community Plan Citizens Committee, c/o Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603	
10880 Highway 267 • Truckee, California 96161 SALES (530)587-8100 • e-mail:sales@martisvalley.com RENTALS (800)587-2070 (530)587-1515 • e-mail:rentals@martisvalley.com	

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 97: ANNE DAIN, MARTIS VALLEY ASSOCIATES

Response 97-1: Comment noted. The commentor offers a real estate perspective on golf course versus non golf course communities. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 97-2: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor does not state any inadequacies with the Draft EIR. Therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 98

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

8/9/02

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Thank you for the opportunity to comment on the DEIR for the Martis Valley. Water is a valuable resource and I am very concerned that it is about to be wasted on several new golf courses proposed for the Martis Valley.

98-1

The DEIR fails to consider all the other uses that utilize large amounts of water and therefore does not prove that we have sufficient water for golf courses. There is no detailed information provided on the amount of water utilized for landscaping, snow removal and commercial development. Please provide this information.

98-2

I am also concerned with the potential for golf courses contaminating or degrading the water supply in the Martis Valley. The DEIR does not provide monitoring details, such as who will do the monitoring, how often will it be done and who actually collects the water samples and analyzes them. There is no assurance to the public that the results of the analysis of the samples will be reviewed for compliance with water quality standards and appropriate action taken when compliance is not met. Please provide detailed information on the monitoring procedures, analysis of samples and enforcement of compliance with standards.

98-3

I do not think golf courses are open space and should not be considered as such in the Martis Valley plan. Open space is defined as land that is "essentially unimproved". Golf courses require a tremendous amount of improvements...grading, removal of trees and shrubs, destruction of animal habitat and natural vegetation. The remarkable natural beauty of the Martis Valley should be preserved in its existing natural state as dedicated open space. Land used for golf courses should not be considered open space. Please do a detailed alternative analysis of the environmental impacts on water and biological resources, animal habitat and animal corridors without any new golf courses being constructed under the proposed Martis Valley plan.

98-4

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

I am also concerned that some development in Martis Valley will rely on spring water.. However, I see no analysis of the impacts of using spring water on the vitality of wetlands in the Martis Valley. Please provide a detailed analysis that can assure us that there will be no impact on the water supplying the wetlands if these springs are used for new and current development.

98-5

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

98-6

Sincerely yours,



(Print Name)

LISA DAVIS

(Print Address)

16227 OXFORD Circle
Truckee, Ca 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 98: **LISA DAVIS, RESIDENT**

Response 98-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 98-2: The commentor is referred to Response to Comment 98-1.

Response 98-3: The commentor is referred to Master Response 3.4.3 (Water Quality) and Mitigation Measures 4.7.2 a – c (Pages 4.7-42 through 4.7-44 of the Draft EIR) regarding concerns relating to contaminated runoff from the golf course.

Response 98-4: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternative Analysis) and Section 6.0 (Project Alternatives of the Draft EIR). Regarding the consideration of golf courses as open space, the Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private.

Response 98-5: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 98-6: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 99

Date: 8/15/02

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above reference plan update and Draft Environmental Impact Report. Water quality is of great interest because of the problems with the Glenbrook water supply containing high levels of arsenic. The Glenbrook situation may be replicated in the Martis Valley. Several test wells in the Martis Valley show unacceptable levels of arsenic, radon and manganese. Please do the necessary test to confirm that the kind of water use predicted in the Proposed Plan will not result in elevated levels of arsenic, radon, manganese, and other hazardous elements in the ground water supply.

99-1

More than 4000 acres will be urbanized under the Proposed Plan. Not all the sources of pollutants are identified. For example, the sediment load from ski runs and bike trails has not been analyzed. Construction sites pollute waterways, yet no analysis has been done of the specific kinds and levels of pollutants from construction activities. Please do an adequate analysis of the pollutants, such as sediments, oils, grease, trash, etc., which may arise

99-2

Re: Draft Environmental Impact Report for the Proposed Martis Valley

from these ongoing activities.

99-2
Cont'd

Unless the County requires specific measures to maintain or improve water quality, such as reducing the development footprint, eliminating golf courses, prohibiting massive amounts of grading, and determining how much true open space buffer is required to protect each water body in the plan area, it cannot logically conclude that the Proposed Plan will have insignificant impacts on water quality. Please include these measures in a revised DEIR to ensure our water quality.

99-3

Finally, although you assume there is some interaction between the upper aquifer, fed by surface waters, and the middle and lower aquifer which will supply much of the water for the Proposed Plan, you conclude there is insufficient interaction between the two aquifers to permit contamination of ground water supplies by polluted surface water. Please quantify the amount of interaction between the two aquifers so the public is more certain that our ground water will not be contaminated by surface water.

99-4

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

99-5

Sincerely yours,

(Print Name)

(Print Address)

Phyllis BRAOBURY
11889 Chateau Way
Truckee, CA. 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 99: PHYLLIS BRADBURY, RESIDENT

Response 99-1: The commentor is referred to Master Response 3.4.3 (Water Quality) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 99-2: The commentor is referred to Response to Comment 99-1.

Response 99-3: The commentor is referred to Response to Comment 99-1.

Response 99-4: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 99-5: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 100

Tuesday, August 13, 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA. 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I would like to thank you for the opportunity to comment on the Plan Update and Draft Environmental Impact Report. Although the proposed plan states that the Placer County portion of the Martis Valley has an adjusted holding capacity of 9,220 units, certain aspects of the plan could produce growth far beyond these predicted numbers.

100-1

The majority of units in the Proposed Plan are luxurious second homes or resort accommodations. This development will require many employees to staff the service industry related to developments of this kind. Where will these employees live? There is a huge shortage of affordable housing in this area. Developers are required to provide a maximum of only 50 percent of their employee's housing. The employees of these developments must often commute long distances. What will happen to the traffic situation in this area? What will happen to the air quality? Where will all the construction workers live that will be employed in the development of the Proposed Plan? These questions need to be answered before we move on with more growth.

100-2

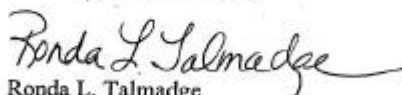
We love our community and feel that the character and environment of our town are being degraded at an alarming rate. The proposed Plan does not place limits on growth. Additional roads and infrastructure such as new wells and water storage units may well induce additional growth beyond the 9,220 units. These growth-inducing impacts must be analyzed before any more land is changed from "forest" to "residential".

100-3

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

100-4

Thank you for your time,



Ronda L. Talmadge
P.O. Box 3506
Truckee, CA. 96160

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 100: RONDA L. TALMADGE, RESIDENT

- Response 100-1:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding buildout potential and adjusted holding capacity.
- Response 100-2:* The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.8 (Affordable and Employee Housing Effects). As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.
- Response 100-3:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Additionally, Sections 4.1 through 4.12 include an extensive analysis of the environmental impacts associated with the Martis Valley Community Plan per CEQA.
- Response 100-4:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 101

Tuesday, August 13, 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA. 95603



Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH.: 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above reference Plan Update and Draft Environmental Impact Report. I am very concerned about the long-term water supply because water in the west is becoming relatively scarce. We should be certain that there is sufficient water for all other uses before it is wasted on amenities such as private golf courses in the Martis Valley.

The DEIR has failed to provide proof that there is sufficient water to supply for all planned land uses. Landscaping and snowmaking will have a demand on water. We need to be provided with detailed information about the potential demands of water supply.

The Proposed Plan assumes an "adjusted holding capacity of only 9,220 units, the Community Plan would allow nearly twice that number of units. DEIR has underestimated the amount of water required for housing development by much as 50 percent. DEIR assumes that only 20 percent of the homes will be permanently occupied. However some of these homes will be on a rental program making the demand for water much greater.

Like everyone in the country, our environment is effected by global warming (now widely believed by both the federal government and scientists to be real) on the western states indicate that snow pack in the Sierras will be greatly reduced in as few as 30 years. Water needs to be conserved; not wasted on private golf course, which will serve only a very small percentage of our community. It is extremely important that the County take a long-term look at the land and water use rather than a short-term look at profits that this development will generate.

Currently the development in Martis Valley, such as Northstar, depends on spring water. There needs to be an analysis of the interaction between springs and other types of surface water with deeper ground water, which will supply water to the proposed development. The regional wetlands also need to be evaluated.

The County needs to examine the availability of adequate water supply prior to allowing such intensive, water-demanding development in the Martis Valley. Water can not be taken for granted. It is precious and we must have it.

In addition, because DEIR is so long and complicated, I request that you extend the period for comments until the end of August 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

Thank you for your time,

Ronda L. Talmadge
P.O. Box 3506
Truckee, CA. 96160

101-1

101-2

101-3

101-4

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 101: **RONDA L. TALMADGE, RESIDENT**

Response 101-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 101-2: The commentor is referred to Response to Comment 101-1.

Response 101-3: The commentor is referred to Response to Comment 101-1.

Response 101-4: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 102

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

August 10, 02

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I am a life long resident of the region and have spent many pleasant times fishing and hiking in the Martis Valley. I am particularly concerned that the Martis Valley development of the past several years has depleted the water supply feeding into the small irrigation streams that run into and through the Valley. For the last few years the water in these many small streams has been reduced to a bare trickle only inches deep. In the past these streams were one to two feet deep moving steadily through the Valley, irrigating the entire area. 102-1

The Draft Environmental Impact report does not study the importance of these small streams to the animal and plant species of the Martis Valley nor does it consider the significant impacts development has had and will have on disrupting and diverting the water that for years has supplied these vital streams. 102-2

Also, the DEIR does not discuss the environmental impacts of proposed development on the many beaver ponds located along the upper Martis Creek on the Siller Bothers property nor does it suggest mitigation measures to avoid significant impacts to these resources. These ponds create important wetlands and habitat for many plant, bird and animal species. The DEIR fails to adequately analyze these areas of concern and the potential environmental impacts created by development. 102-3
Ask that this analysis be included in the final EIR.

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Sincerely yours,



(Print Name)

(Print Address)

JOHN FIRPO
10100 DONNER PASS R
TRUCKEE, CA 9616

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 102: **JOHN FIRPO, RESIDENT**

Response 102-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 102-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) of the Draft EIR.

Response 102-3: The commentor states that the Draft EIR fails to adequately analyze impacts on beaver ponds and potential impacts created by the development. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.9 (Biological Resources) of the Draft EIR. Pages 4.9-72 through -76 include a discussion, County policies and implementation measures, and mitigation measure MM 4.9.8 for impacts on Sierra Nevada mountain beaver. Pages 4.9-76 through -79 discuss loss of riparian habitat and pages 4.9-79 through -81 discuss loss of wetland habitat, including County policies and implementation programs. The commentor's statement about the failure to identify potential impacts fails to identify what is inadequate in the Draft EIR. The commentor is referred to Sections 4.1 through 4.12 for an extensive analysis of the projects impacts per CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 103

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

August 10, 2002

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I am writing to express my concern for the traffic impacts created
by the proposed development in the Martis Valley Community Plan.

Traffic on the existing roadways on holidays and weekends is
impossible. The addition of 6500 new homes and additional
commercial square footage will only exacerbate an already
unpleasant experience.

103-1

I am however adamantly opposed to making 267 four lanes as it will
only induce growth and detract from the simple beauty of the
Martis Valley.

Please provide a detailed alternative that shows how much resort,
commercial and residential development can be accommodated
without the need to make 267 four lanes from Truckee to Northstar.

103-2

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Sincerely yours,

Gerald D. Walsh

(Print Name)
PLANNING DEPARTMENT
(Print Address)

GERALD D. WALSH
13670 DOWNER ROAD
TRUCKEE CA, 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 103: GERALD D. WALSH, RESIDENT

Response 103-1: Comment noted. The commentor is referred to Master Responses 3.4.7(Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic.

Response 103-2: The commentor is referred to Master Responses 3.4.5 (Adequacy of the Alternatives Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 104

Tuesday, August 13, 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA. 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

I would like to thank you for the opportunity to comment on the Plan Update and Draft Environmental Impact Report. Although the proposed plan states that the Placer County portion of the Martis Valley has an adjusted holding capacity of 9,220 units, certain aspects of the plan could produce growth far beyond these predicted numbers.

104-1

The majority of units in the Proposed Plan are luxurious second homes or resort accommodations. This development will require many employees to staff the service industry related to developments of this kind. Where will these employees live? There is a huge shortage of affordable housing in this area. Developers are required to provide a maximum of only 50 percent of their employee's housing. The employees of these developments must often commute long distances. We are at risk of facing huge problems such as, traffic nightmares, unaffordable housing and public agencies still struggling to provide basic services for our community.

104-2

We love our community and feel that the character and environment of our town are being degraded at an alarming rate. The proposed Plan does not place limits on growth. Additional roads and infrastructure such as new wells and water storage units may well induce additional growth beyond the 9,220 units. These growth-inducing impacts must be analyzed before any more land is changed from "forest" to "residential".

104-3

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

104-4

Sincerely yours,



Michael B. Talmadge
P.O. Box 3506
Truckee, CA. 96160

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 104: **MICHAEL B. TALMADGE, RESIDENT**

Response 104-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns relating to growth resulting from the project and buildout potential of the Plan area.

Response 104-2: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.

Response 104-3: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 104-4: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 105

Tuesday, August 13, 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA. 95603

PLACER COUNTY
DATE
RECEIVED

AUG 13 2002

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH.: 2001072050**

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above reference Plan Update and Draft Environmental Impact Report. I am very concerned about the long-term water supply because water in the west is becoming relatively scarce. We should be certain that there is sufficient water for all other uses before it is wasted on amenities such as private golf courses in the Martis Valley.

105-1

The DEIR has failed to provide proof that there is sufficient water to supply for all planned land uses. Landscaping and snowmaking will have a demand on water. We need to be provided with detailed information about the potential demands of water supply.

The Proposed Plan assumes an "adjusted holding capacity of only 9,220 units, the Community Plan would allow nearly twice that number of units. DEIR has underestimated the amount of water required for housing development by much as 50 percent. DEIR assumes that only 20 percent of the homes will be permanently occupied. However some of these homes will be on a rental program making the demand for water much greater.

105-2

Like everyone in the country, our environment is effected by global warming (now widely believed by both the federal government and scientists to be real) on the western states indicate that snow pack in the Sierras will be greatly reduced in as few as 30 years. Water needs to be conserved; not wasted on private golf course, which will serve only a very small percentage of our community. It is extremely important that the County take a long-term look at the land and water use rather than a short-term look at profits that this development will generate.

105-3

Currently the development in Martis Valley, such as Northstar, depends on spring water. There needs to be an analysis of the interaction between springs and other types of surface water with deeper ground water, which will supply water to the proposed development. Please do the type of analysis required to prove the lack of interaction between surface and ground water, which you assume in the Draft Environmental Impact Report.

105-4

The County needs to examine the availability of adequate water supply prior to allowing such intensive, water-demanding development in the Martis Valley. Water can not be taken for granted. It is precious and we must have it.

105-5

In addition, because DEIR is so long and complicated, I request that you extend the period for comments until the end of August 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

105-6

Sincerely yours,



Michael B. Talmadge
P.O. Box 3506

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 105: MICHAEL B. TALMADGE, RESIDENT

Response 105-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-2: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.4 (Water Supply Effects of the Project), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 105-3: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-4: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-5: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-6: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 106

PLACER COUNTY
DEPT.
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

8/6/02

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the Martis Valley Community Plan DEIR. I have lived in the Truckee area for many, many years. The rampant growth of recent years has created some serious housing problem for the area unlike anything I have ever seen. The biggest problem facing our community is the lack of affordable work force housing and yet we continue to approve more and more development with no consideration to the jobs-housing imbalance.

The proposed level of development in the Martis Valley will have a potentially significant impact on the jobs housing ratio of the Town of Truckee. I believe the number of jobs created by this level of development are underestimated because no consideration is given to the secondary jobs created within the community by the development. Given the existing deficit in workforce housing and affordable and medium priced housing, as indicated in the Town of Truckee Housing Needs Analysis, the proposed level of development in the Martis Valley and cumulative impacts of other projects in the Truckee-Tahoe region has potentially significant impacts on housing.

A revised EIR should study the cumulative demand for housing from on-site job creation and secondary jobs created in the region by the MVCP and the cumulative impacts this will have on the existing jobs-housing deficit in the Tahoe-Truckee area.

Sincerely yours,

(Print Name)
(Print Address)

EDWARD NEWLAND
9921 RIVER RD.
TRUCKEE, CA
96162

106-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 106: **EDWARD NEWLAND, RESIDENT**

Response 106-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects) and 3.4.8 (Affordable and Employee Housing Effects of the Project), as well as policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns relating to the jobs to housing ratios. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 107

14541 Hensel Ave
Truckee, CA 96161
August 16, 2002

Ms. Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.

Dear Ms. Lawrence:

I don't think it's any coincidence that your Board of Supervisors decided to update the Martis Valley Community Plan the same time the bypass is being built. Without the bypass I doubt any development even close to the proposal, put forth could be approved with the gridlock we experience in Truckee today from traffic coming from Placer County. The bypass will certainly help but approving the amount of development proposed will take us to even worse gridlock. What is going to happen when I80 backs up, especially in winter? I'll tell you for sure they're going to exit the bypass at Joerger Road onto Brockway Road, presently 267, to get to the central Truckee on ramp to I80 west. Getting to Church on Sunday will be an impossible feat for our residents.

The DEIR is flawed and has to include the real traffic impact, on the residents of our Town.

Sincerely,



Donald E. Colclough

107-1

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 107: DONALD E. COLCLOUGH, RESIDENT

Response 107-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Section 4.4 (Transportation and Circulation) of the Draft EIR regarding concerns relating to impacts on traffic. The commentor states that the Draft EIR is flawed and fails to include real traffic impacts. Because the commentor fails to identify the inadequacies, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 108

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

8/17/2002
PLACER COUNTY
DATE
RECEIVED

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

PLANNING DEPARTMENT

Thank you for this opportunity to comment on the Martis Valley DEIR. As a long time resident of Truckee I am very concerned with the lack of affordable, middle- income and workforce housing proposed in the Martis Valley Community Plan. After reading the Martis Valley Community Plan and the DEIR I am even more concerned with the impacts of the plan on Truckee and housing. Truckee will feel the most direct negative impacts on housing from development in Martis Valley.

As far as I can see the plan provides housing for only 50% of full-time equivalent employees generated by a project. Where does the other 50% live considering the entire region is at a housing deficit? Where are the construction workers building the projects going to find housing? The DEIR does not do a detailed analysis of these issues and their impacts. One should be provided in the DEIR.

108-1

The DEIR does not study the cumulative impacts and demands of Martis Valley, Squaw Valley and Truckee development on work force housing, affordable housing and middle income housing in Truckee. It should do so.

Goal 3.A states, "provide a fair share of affordable housing to assist in meeting the needs of existing and future Martis Valley residents in all income categories".

The plan provides little hope for the development of middle-income housing or affordable housing in the Martis Valley. Policy 3.A.3 states, "all new housing projects of 100 or more units on land that has received an increase in allowable density, shall be required to provide at least 10% of the units as affordable to low income households". There are no details provided in the DEIR to tell how many potential middle-income or affordable units this policy might create. The DEIR must provide this information. Potentially there would be none, as it appears no current large development has received a density bonus, only density reductions. Policy 3.A.3 is inconsistent with Goal 3.A because it essentially leaves no expectation that affordable housing will be built.

Maria Moore

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 108: **MARIE MOORE, RESIDENT**

Response 108-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects) and 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns relating to the jobs to housing ratios.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 109

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2003 8-1-02

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

The Martis Valley Community Plan DEIR fails to examine a broad enough area of cumulative impacts. Development in the Martis Valley will have significant cumulative impacts on Squaw Valley, Tahoe and Truckee and these areas should be considered for impacts. These impacts will affect a broad range of issues, affordable housing, traffic, air quality, water quality, public services, loss of open space and general quality of life.

109-1

The DEIR also fails to address the cumulative impacts from proposed development in the Squaw Valley, Tahoe and Truckee region.

As a result, the DEIR underestimates the significant impacts to these existing communities.

I ask that a revised DEIR do more to provide details of these impacts to the public.

Sincerely yours, *Michelle Chambers*

(Print Name)

(Print Address)

Michelle Chambers
PO. Box 335
Truckee, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 109: **MICHELLE CHAMBERS, RESIDENT**

Response 109-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects), 3.4.8 (Affordable and Employee Housing Effects of the Project), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 110

To: Lou Lawrence,

8/17/02

110-1

110-2

110-3

110-4

While there are many concerns regarding massive development in the Martis Valley, I think that air pollution and impacts on wild life are two important issues. The increase in auto travel will definitely bring more smog to the Valley. Just look at what's happening in Grass Valley etc, especially when there are forest fires adding to the bad air. These fires can be as far away as Oregon (we are currently experiencing smoky air from Oregon).

Wild life is already being impacted by current development in the Valley. Deer herds, the bear population and even the little cutters are being driven from their natural habitats. I wonder if much consideration has been given to wild life. Expanding 267 to 4 lanes, adding more roads and thoughtless people with BB guns etc will cause destruction to our forest funds here.

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

Sincerely yours,

Natalie Korp

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

(Print Name)

PLANNING DEPARTMENT
(Print Address)

Natalie Korp

PO Box 10685

Truckee CA 96162

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. _____

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 110: NATALIE KORP, RESIDENT

Response 110-1: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.6 (Air Quality) and 4.9 (Biological Resources) in the Draft EIR regarding concerns relating to increases in air pollution and impacts on wildlife.

Response 110-2: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and policies and mitigation measures contained within Section 4.6 (Air Quality) of the Draft EIR.

Response 110-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.9 (Biological Resources) in the Draft EIR regarding concerns relating to impacts on wildlife.

Response 110-4: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 111

Lori Lawrence
Placer Co.

8/16/02

111-1

The Martis Valley general plan ^{DEIR} does not provide a low development alternative for the public and decision makers to consider.

111-2

Please revise the DEIR to include a low density alternative of 3000 to 3500 ~~total~~ total dwelling units for consideration for impacts.

111-3

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT
(Print Name)
(Print Address)

Sincerely yours,

Robert T. Houser

Robert T. Houser
13670 BONNER PINE RD.
TRUCKEE CA 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 111: ROBERT T. HOUSER, RESIDENT

Response 111-1: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 111-2: The commentor is referred to Response to Comment 111-1.

Response 111-3: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 112

Date: August 15, 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

As a citizen of Placer County and a full-time
resident of Carnelian Bay, California, I feel
compelled to submit a letter of concern regarding
the Martis Valley Community Plan Draft EIR.

The scale of development allowed by the updated
plan is extremely inappropriate for this sensitive
area. The Lake Tahoe Basin has been recognized as
a national treasure deserving of protection and
preservation. Development levels proposed by the
Martis Valley Community Plan will certainly
jeopardize the objectives of the Environmental
Improvement Program and the Lake Tahoe
Restoration Act, and I do not believe that the
EIR adequately addresses the impacts to the
Lake Tahoe Region.

112-1

As a resident of North Lake Tahoe, I have
firsthand knowledge of the problems associated
with excessive traffic levels in the area. The
traffic analysis in the EIR does not adequately
address all of the impacts N. Lake Tahoe would

112-2

Re: **Draft Environmental Impact Report for the Proposed Martis Valley**

experience. Traffic levels entering Kings Beach on Hwy. 267 are currently failing at many different times throughout the summer months, yet the analysis is based upon PM levels. Traffic analysis should certainly include times throughout the weekend and also during weekdays. And while traffic flow along Hwy. 28 in Kings Beach might not be failing, it certainly is a dangerous area for pedestrians and bicyclists throughout the entire summer. The EIR traffic analysis must be extended to include summer traffic levels at all times of day and should also include analysis of safety issues if more cars are going to be encouraged in the area.

112-2
Cont'd

The traffic analysis is also flawed in that it does not include roadways and intersections heading west into Tahoe City. The Tahoe Regional Planning Agency's traffic threshold is already out of compliance and adding more vehicles coming from Martis Valley will certainly not help the problem. TRPA is required by federal law, established by the act of Congress that created the agency, to maintain the carrying capacities of the Tahoe Basin. This plan does not fit with the goals and objectives we are all working towards in the Tahoe Basin and the level of development should be drastically reduced.

112-3

112-4

Catherine Parsons
(Catherine Parsons)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 112: CATHERINE PARSONS, RESIDENT

Response 112-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.5 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.6 (Consideration of the Impacts to the Tahoe Basin).

Response 112-2: The commentor is referred to Master Responses 3.4.5 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 112-3: The commentor is referred to Response to Comments 112-1 and 112-2.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 113

Date: _____

8-17-02

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

Please understand that I am not
opposed to growth. However, I am opposed
to potentially unbridled growth and the
negative impact it may have on all
ad lines in this community.

113-1

Please address the issue of the
potential increase in air traffic, as
many flight patterns go right over our
heads.

- 1) Has this issue even been addressed?
- 2) Are there any figures available as to the
number of aircraft which this proposed
development will generate?
- 3) What type of aircraft will see the biggest
increase? i.e. jet traffic? private? commercial?

113-2

I would appreciate your addressing
these issues and how this problem is
to be mitigated.

Thank you
Mike McElvin

Re: Draft Environmental Impact Report for the Proposed Martis Valley

na

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 113: MICK MELVIN, RESIDENT

Response 113-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 113-2: Comment noted. The Truckee-Tahoe Airport is almost entirely located inside Nevada County and Truckee. Only a small portion of the airport is located within Placer County. The proposed Truckee-Tahoe Airport expansion is not part of the Martis Valley Community Plan. The Truckee Tahoe Airport District maintains and operates the airport. It is not regulated by Placer County. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.5 (Noise) and 4.6 (Air Quality) of the Draft EIR regarding concerns relating to cumulative impacts from noise associated with traffic and airport operations and expansion.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 114

Date: 8.17.02

PLACER COUNTY
DATE
RECEIVED

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

AUG 19 2002

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

1- I need to know what the cumulative effect of this project will have on the water supply as currently water sources and supply are already taxed and a concern in our town. Where will you get it? Will it last?

114-1

2- How will the tremendous increase in traffic be addressed as our roads are already in failure mode? And how well this affect already existing communities, e.g. Hawk Meadows?

114-2

3- As this proposed project is in our valley, has the negative affect of a fan inversion layer and unhealthy air pollution been addressed?

114-3

Thank you

Linda Melan

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 114: LINDA MELON, RESIDENT

Response 114-1: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 114-2: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic.

Response 114-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.6 (Air Quality) of the Draft EIR regarding concerns relating to air pollution.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 115

Date: August 14, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

115-1

Have you considered the cumulative traffic impact of the Martis Valley development on ~~Sat~~ Saturdays and Sundays, the peak traffic time for the Tahoe area? Being a Truckee Resident, I ^{have} ~~concerns~~ that will only increase as the development increases. Not only is it difficult to get around (driving) during the weekends and holidays in Truckee, the lake (Tahoe) traffic becomes unbearable during ~~at~~ these times. With an increased population it will only become worse. I would ~~like~~ like to see a lengthened review and more accurate model of traffic data.

Sincerely,

Anne M. Salvason

Anne M. Salvason

13285 Darcas Dr

Truckee, Ca 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 115: **ANNE M. SALVASON, RESIDENT**

Response 115-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic. The commentor is also referred to Master Response 3.4.9 (Adequacy of the Review Period).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 116

Date: 8/14/02

PLACER COUNTY
DATE
RECEIVED

AUG 13 2002

PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

As a nearby resident to Martis Valley I have
concerns regarding the extensive development as
currently proposed. My concerns are regarding
the impact of traffic and commerce on my hometown
of Truckee. In addition I am also concerned about
issues regarding water supply and sanitary sewage disposal
capacity. As a Truckee resident (Nevada Co.) I am powerless
to the process of developer mitigation fees (whether they will
be adequate to expand the facilities) that are based on some
suspicious assumptions. Lastly I am worried about the
environmental impact to a beautiful and seemingly sensitive
ecological area.

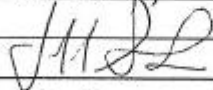
116-1

116-2

What I would like to see is a lengthened review

116-3

Sincerely,



JEFF SALVASON

P.O. Box 10003

Truckee, CA

96162

Re: **Draft Environmental Impact Report for the Proposed Martis Valley**

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 116: JEFF SOLVASON, RESIDENT

Response 116-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to impacts on traffic.

Response 116-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.11 (Public Services and Utilities) of the Draft EIR.

Response 116-3: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 117

Date:

8-14-02

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

Have you considered the socioeconomic
effects that the Martis Valley Plan will
have on Truckee & Lake Tahoe?

117-1

Increasing the homes by almost 200%
with one development changes the
character of the town from a
rural mountain community to a
suburban area.

117-2

Consider extending the review time
to rewrite the EIR to include
an analysis of data on the
traffic impacts, the quality of
life impacts & the potential
economic impacts in that this
area will possibly no longer
draw "resort" people who desire a
low density "resort" area.

117-3

Tracy Cuneo

4030 Swiss Ln
Truckee CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 117: TRACY CUNEO, RESIDENT

Response 117-1: The commentor asks if socioeconomic effects were considered. The Draft EIR does not consider economic impacts associated with the Martis Valley Community Plan, as this is outside of the scope of CEQA. The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.8 (Affordable and Employee Housing Effects of the Project), as well as Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 117-2: The commentor is referred to Response to Comment 117-1 and Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 117-3: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. Regarding the commentors request for the EIR to be rewritten to include an analysis of data on the traffic impacts and the potential economic impacts. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR. The commentor is also referred to Response to Comment 117-1.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 118

Date: 8.14.02

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

118-1

I am writing as a Truckee citizen
concerned about the impact of a
very large development in one small
area, that is part of a rural
mountain community.

RECEIVED BY

SEP 23 2002

PACIFIC MUNICIPAL
CONSULTANTS

118-2

I understand that part of Placer
County's legacy program is a policy
in the Placer County General Plan
states that Placer County "intends
to maintain the rural character
of unincorporated parts of Placer
County" (my abbreviated version).

The Martis Valley Community Plan
is in fact a more suburban
plan rather than a "rural" plan.
It will change the face of
Truckee & the Lake Tahoe Area.

118-3

Have you considered an alternative that
reduces the need to widen 267 to 4 lanes
& doesn't utilize urban noise levels (60 dba vs.
pg. 11 37 dba in the
area).

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Tracy Conner, 14030
Truckee & 91161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 118: **UNKNOWN**

Response 118-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 118-2: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), as well as Section 3.0 (Project Description) of the Draft EIR.

Response 118-3: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 119

Date: _____

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

Please arrange for the next version of
your planning document to inform us about the
impact on our view shed by including diagrams
maps + artists renderings of what the important
view sheds will look like at buildout.

119-1

Please evaluate alternate plans which will
preserve SR 267 as a two lane Highway.
This retaining the rural character of our valley
is critically important to many of us who
live + recreate here.

119-2

I want to share with you my extreme
concern the scale of development may not
be compatible with protecting wildlife habitat.

Please review the proposed footprints
for development with a view to protecting
our wildlife. I am concerned that an
adequate inventory of wildlife resources
may not have been prepared as part of
this plan.

119-3

most sincerely, Barb Norsted

14130 GYRFALCON

Truckee CA - 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 119: BARB MARSTED, RESIDENT

Response 119-1: The commentor requests a new planning document with diagrams, maps and artists renderings of the viewsheds resulting at buildout. The proposed Martis Valley Community Plan and Draft EIR do not contain vesting tentative maps for individual projects; rather, they provide and compare proposed land use designation maps. As such, the Draft EIR provides an analysis of visual impacts based upon proposed land use designations. The commentor is referred to Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR for an analysis of the visual impacts associated with the project and Figures 4.12-1 through 4.12-5.

Response 119-2: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) and Section 6.0 (Project Alternatives).

Response 119-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) of the Draft EIR for a discussion of the impacts on wildlife and other biological resources. Additionally, the Placer County General Plan and the Martis Valley Community Plan contain policies relating to impacts on wildlife, plants, and water. Section 4.9 of the Draft EIR also includes mitigation measures MM 4.7.1a through c, which require individual developments to prepare spill prevention and countermeasure plans, identify specific water quality control measures for waterways in Martis Valley, and avoid disturbing or altering wetlands, natural waterway course or channel conditions. The Draft EIR contains a thorough analysis of potential environmental impacts resulting from implementation of the Martis Valley Community Plan.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 120

Date:

8/15/02

PLACER COUNTY
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

120-1

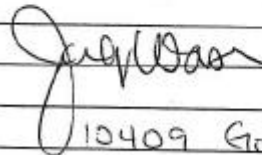
My concern is that Truckee is becoming a town where the people who ~~live~~ work here won't be able to live.

120-2

Also the traffic in our town is in gridlock from Thursday afternoon till Sunday we must start addressing this fact and the fact that there is no place for the people to park who come to see our Community (Downtown)

120-3

We can not allow any more golf courses when the chances of them becoming a private course ~~to~~ closed to the whole common Community (Semi-Private) they must be built as public only !!!



10409 Golden Pine
Truckee Ca 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. _____

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 120: JAQ WASON, RESIDENT

Response 120-1: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2, Housing of the Draft EIR regarding concerns relating to housing.

Response 120-2: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR regarding concerns relating to traffic.

Response 120-3: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Because the commentor makes no statement about the adequacy of the Draft EIR, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 121

Date: August 12, 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603



Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

Since I frequently hike the Martis Valley region, I am concerned about the lack of specific information on the wildlife, plants and water of the Valley. It seems that the Placer County area is talked about in a vacuum, with no discussion of the surrounding areas, not even of the Truckee River as it flows through the northern end of the valley.

121-1

In your description the regional setting is described as the Sierra Nevada mountain range. That is pretty skimpy considering the size and uniqueness of the area.

How can you possibly tell if the proposed massive development will have a negative effect on the water, vegetation and wildlife of the Martis Valley if you are only are concerned about the Placer County portion? And even that has deficiencies in its description.

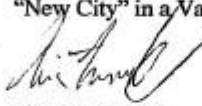
121-2

And speaking of a gaping hole, where is the current scientific data that describes the aquifer today, not 30 years ago?

121-3

This Impact statement is not sufficient for a project that is to allow the construction of a "New City" in a Valley that deserves to be preserved. You need to start over!

121-4


Timothy Farrell
PO Box 2838
Olympic, CA 96146

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 121: TIMOTHY FARRELL, RESIDENT

- Response 121-1:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) for a discussion of the impacts on wildlife and water in the Plan Area as well as region. Additionally, the Placer County General Plan and the Martis Valley Community Plan contain policies relating to impacts on wildlife and wildflowers. The Draft EIR contains a thorough analysis of potential environmental impacts resulting from implementation of the Martis Valley Community Plan. Regarding the Truckee River portion of the comment, a discussion of the Truckee River is provided in the first paragraph of page 4.7-12 of the Draft EIR. Additionally, the commentor is referred to the first page of Sections 3.0 and 4.1 through 4.12 of the Draft EIR for regional setting information that is applicable to each issue area.
- Response 121-2:* The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Response to Comment 121-1.
- Response 121-3:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 121-4:* The commentor states that the environmental document is not sufficient and that the process needs to be restarted. However, the commentor fails to identify the inadequacies of the Draft EIR. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further comment is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

SENT BY: PLACER COUNTY PLANNING DEPT.: 530 889 7499; SEP-12-02 4:26PM; PAGE 2/2

Letter 122

Rex Bloomfield
Placer County Board of Supervisors
Martis Valley Plan
And Environmental Impact Report
Placer County Planning

Peggy Towns
11178 Tamarack Way
Truckee, Ca. 96161
sunmt@msn.com

The entire procedure of updating the Martis Valley Plan has been inadequate. The people leading the planning process are inattentive to the magnitude of what the proposed development will do to this area. The Placer County Board of Supervisors appointed a team of representatives to update the Martis Valley Plan and to obtain information for the county Planners. This was an improper way to develop an objective plan and report. Many of the people appointed by the Board of Supervisors will obtain substantial financial gain from the proposed development and even showed open anger towards citizens who were expressing their concerns. This is highly unprofessional. The proper way to update a plan and create an environmental report is to appoint a team of scientists and planning professionals, including a hydrologist, a wildlife biologist, engineers, along with all the officials of the area such as Nevada County Planners and Board of Supervisors and the Truckee Town Council. Since the Placer County Planners and Supervisors don't spend much time in Truckee, how could you be aware of the potential impacts? If you've been here at all you certainly would see the amount of traffic congestion. If you got to know some of the people who live here you'd see how much we love our community and how much we value the surrounding natural resources and open, undeveloped space. We appreciate that we live in a recreation area where many other people want to come and experience it. However, there must be limits to the amount of usage in this area, or what we value will be destroyed. The plan allows for too many housing units and too many golf courses. Where is the data on the current and existing water table? Who is going to do the environmental monitoring? The solution to the huge traffic problem that will be created isn't to change Hwy 267 to a four lane Highway, the solution is less development. We want the rustic character of this area protected, we do not want this area urbanized. We don't need any more than one more golf course constructed. We already have many golf courses in the area. Golf courses use too much water, fertilizers and weedkillers. The number of housing units should be reduced to 2000, each on no less than 2 acres. The amount of natural, undeveloped space should be increased. The amount of forest preserved should be addressed.

It has been rumored that the decisions were already made regarding the proposed development and the whole planning process and environmental report are redundant. This is not a fair planning procedure. The proper scientific data has not been obtained. I recommend that this environmental impact report not be certified.

Sincerely,

Peggy Towns

RECEIVED
AUG 21 2002
BOARD OF SUPERVISORS

122-1

JG 21 2002

RB

LW

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 122: **PEGGY TOWNS, RESIDENT**

Response 122-1: The commentor is referred to Response to Comments 27-1, 55-3, and 84-1, as well as Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area). The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. This comment will be forwarded to the Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 123

William B. Hanson
11178 Tamarack Way
Truckee, CA 96161
530-582-6771 phone & fax
billhanson@pacbell.net

August 17 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 B Avenue
Auburn, CA 95603



Dear Ms. Lawrence:

I am a resident of the Martis Valley area. I live in Ponderosa Palisades. Our home is in Nevada County while my neighbors just up the street are in Placer County.

While I am not a constituent of the Placer County, I certainly live in an area that is heavily impacted by the decisions of the Placer County Planning Commission and the Placer County Board of Supervisors.

I am employed by the Tahoe Forest Hospital in its business office. I also teach Quality at the hospital. Additionally I serve as a director and as Treasurer of the Tahoe Forest Hospital Foundation. Lastly I am a business owner of Physicians Office Services.

I have thoroughly read much information that has been released to the public regarding the Martis Valley Community Plan. I have attended many meetings on the subject. I have very serious concerns as a resident, business owner and director of a major philanthropic organization in this region as respects the over-development that the current version of the Martis Valley Community Plan promotes.

123-1

Specifically, I can find no scientific data to support the ability of the natural environment of this Valley to provide water continuously to the residents and businesses that the Plan provides for. There is absolutely no knowledge supported by scientific research and data and analysis that shows how it will be possible to support golf courses, provide domestic water needs in 9,000 new homes and numerous new businesses while maintaining an adequate water table to support the natural vegetation and wildlife and existing human population in the region. It is irresponsible of the Placer Planning Department to recommend ANY expansion until such a scientific study be conducted, analyzed and found to be supportive without depletion of water necessary for the existing much less added growth in the region.

123-2

Another area that you must not ignore is the traffic in our region. I attended a public hearing a few weeks' ago in Truckee at the Town Hall where the traffic impact report

123-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

William B. Hanson
11178 Tamarack Way
Truckee, CA 96161
530-582-6771 phone & fax
billhanson@pacbell.net

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
Page Two

was disclosed and discussed. It is absolutely inadequate as a conclusive statement on the impact of the proposed Martis Valley Community Plan as respects traffic. It does not address adequately the distribution of traffic over the Brockway Summit to Kings Beach on weekends, holidays, workdays and during heavy storm periods, to which the region is subjected every winter. Numerous individuals have commented publicly that the present traffic impact study is greatly inadequate. I would demand independent study be conducted by personnel not employed by Placer County Planning Department. It needs to address storm related traffic problems and the fact that many of the proposed homes in the Plan will be rentals and time-shared facilities which will increase greatly the number of road trips daily over that which is described in the present traffic analysis.

123-3
Cont'd

I also believe that there has been a greatly overlooked need in our region to be able to provide emergency services to an expanded population as proposed in the Community Plan. I am acutely aware that there are not adequate facilities in the Tahoe Forest Hospital District to ensure adequate emergency and inpatient services to the size of population that is in the Community Plan. This does not include problems for fire departments and other of the public service entities.

123-4

Generally, the Martis Valley Community Plan concludes that in most all areas of concern environmentally there is a negative impact. Why then would the Planning Department conclude in any manner that the Board of Supervisors should proceed with this Plan? The air quality will decrease. Traffic will increase with bottlenecks and inadequately planned use during storm seasons and off-storm season during road repair times. Water is not shown to be available to the region and it has been disclosed that the quality of what water we do have will certainly suffer. Animal life will be seriously disrupted.

123-5

I demand that the Martis Valley Community Plan be subjected to a great deal more scrutiny and scientific support before one stone is turned in the direction of growth in this region.

123-6

Sincerely,

William B. Hanson

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 123: **WILLIAM B. HANSON, RESIDENT**

- Response 123-1:* Comment noted. The commentor does not make a statement regarding the adequacy of the Draft EIR. Therefore, no further response is necessary.
- Response 123-2:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 123-3:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 123-4:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Emergency services are covered in Section 4.11 (Public Services and Utilities) in the Draft EIR. In regards to hospital and medical infrastructure, this is not an environmental issue that is evaluated under CEQA. However, Dave Bottenmiller, Chief Financial Officer of the Tahoe Forest Hospital, was contacted to determine potential impacts associated with implementation of the Martis Valley Community Plan. The Tahoe Forest Hospital is planning and constructing expansions that will meet existing and future demands, which includes the population increase associated with the Plan area. The hospital does not foresee any service issues associated with implementation of the Martis Valley Community Plan.
- Response 123-5:* The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.4 (Water Supply Effects of the Project), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns relating to water quality, water supply, traffic, air pollution, and biological resources.
- Response 123-6:* The commentor feels that the Martis Valley Community Plan Update does not contain sufficient scientific support or scrutiny. The commentor does not make a comment regarding the adequacy of the Draft EIR; therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 124

Date: 8-17-02

PLACER COUNTY
DATE
RECEIVED

AUG 13 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

124-1 The E.I.R. allows too many units
to be built in the Martis Valley
and too many golf courses. The
124-2 traffic in Truckee is already
so bad, we can't handle all the
extra people driving around. The
124-3 Martis Valley and Truckee currently
has a rustic, small town character.
124-4 We don't want Hwy 267 turned into a
4-lane highway. The amount of development
124-5 will result in the urbanization of Truckee
which we don't want. It will result in great
124-6 environmental damage. Adequate scientific
124-7 studies have not been made regarding the
existing water table. Another question I
have is - Why do the Placer County Planners
want this development? Aren't county planners
124-8 supposed to be unbiased, obtain all the required
information and make an objective report?
Specifically, Ron Parr gets very angry at the
opposition to this development. Why?
Peggy Jones 11178 Tamarack Way Truckee, Ca.
530-587-2700 Summit@msn.com 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 124: PEGGY TOWNS, RESIDENT

Response 124-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 124-2: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 124-3: Comment noted. No response is required.

Response 124-4: The commentor is referred to Response to Comment 124-2.

Response 124-5: The commentor is referred to Response to Comment 124-1.

Response 124-6: The commentor is referred to Master Responses 3.4.1 through 3.4.10. Additionally, Sections 4.1 through 4.12 of the Draft EIR provide an extensive analysis of the environmental impacts of the Martis Valley Community Plan per CEQA. No further response is necessary.

Response 124-7: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 124-8: Comment noted. The commentor does not raise any specific issue regarding the Draft EIR. Therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 125

Date: AUGUST 16, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

My name is Nikki Riley and I live in the Town of Truckee. I am deeply concerned about the proposed developments in the Martis Valley. I have attended numerous meetings regarding the Martis Valley Community Plan and I can honestly say there is something gravely missing; the sense of community.

125-1

Each and every development proposed for the Martis Valley is a high-end, second home oriented development. Please, explain to me, how despite the overwhelming need for affordable, able to be purchased homes these developers can pay an in lieu of fee to avoid addressing this need?

125-2

In section 4.2-8 the D.E.I.R. acknowledges the dire need for homes to be built for low to middle incomes in Placer County. Why doesn't the Placer County Board of Supervisors make a rule that developers must include a percentage of affordable homes or homesites in every development? Could they create an inclusionary ordinance to insure space be set aside for low to moderate

Re: Draft Environmental impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

income levels in the area?

The D.E.I.R. also states that the Town of Truckee plays an active role in the production of affordable housing in the area. Unfortunately all of these projects are high-density rental units. Not one of these developments is available for purchase. As someone who moved to Truckee with hopes of buying a home, the lack of projects providing small, affordable homes only intensifies the problem. How can the D.E.I.R. label the lack of proposed, affordable homes a significant impact and not provide a solution?

125-2
Cont'd

★ In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

125-3

Sincerely yours,

Nikki Riley

(Print Name)

(Print Address)

Nikki Riley
Po Box 3661
Truckee, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

no. 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 125: NIKKI RILEY, RESIDENT

Response 125-1: Comment noted. The commentor does not comment on the adequacy of the Draft EIR. Therefore, no response is necessary.

Response 125-2: The commentor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 125-3: The commentor states that the environmental document is not sufficient and that the process needs to be restarted. However, the commentor fails to identify the inadequacies of the Draft EIR. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 126

Date: 16 AUGUST 02

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603



Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

PER GOAL 1.A OF PROJECT CHARACTERISTICS 2.2
PROPOSED DEVELOPMENTS SHOULD "PROMOTE THE
WISE, EFFICIENT, AND ENVIRONMENTALLY-SENSITIVE
USE OF THE MARTIS VALLEY LANDS TO MEET
THE PRESENT AND FUTURE NEEDS OF PLACER
COUNTY RESIDENTS AND BUSINESSES". I
WOULD LIKE TO KNOW HOW HIGH-END,
GOLF COURSE COMMUNITIES REPRESENT
WISE, EFFICIENT, AND ENVIRONMENTALLY-
SENSITIVE LAND-USE. CAN A GOLF COURSE
PROMOTE WISDOM, EFFICIENCY AND
ENVIRONMENTAL SENSITIVITY? WOULDN'T
THE NATURAL LANDSCAPE, WITH
NEIGHBORHOODS OF MODEST/AFFORDABLE
HOMES, BETTER PROMOTE EFFICIENT
LAND USE? WHY IS THERE NO ALTERNATIVE
PLAN PROPOSING NO GOLF COURSES?
BRENDAN RILEY
TRUCKEE RESIDENT
PO BOX 3661
TRUCKEE, CA 96160

126-1

Re: **Draft Environmental Impact Report for the Proposed Martis Valley**

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 126: BRENDAN RILEY, RESIDENT

Response 126-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) regarding concerns relating to an alternative plan without a golf course.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 127

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002

DATE: 16 AUGUST 02

ATTENTION LORI LAWRENCE
ENVIRONMENTAL REVIEW TECHNICIAN
PLACER COUNTY PLANNING DEPT.
11414 "B" AVE
AUBURN, CA 95603

RE: D.E.I.R. FOR PROPOSED MARTIS VALLEY
COMMUNITY PLAN UPDATE, SCH NO: 2001072050

DEAR MS LAWRENCE,

REGARDING TRAFFIC PROJECTIONS
AND THE CONSIDERATION MADE TO THE
PERCENTAGE OF SECOND HOMEOWNERSHIP,
WHAT GUARANTEE DO WE HAVE THAT
THE MARTIS VALLEY WILL NOT BECOME
A NEIGHBORHOOD OF MOSTLY PRIMARY
HOMEOWNERS? WITH PROJECTIONS
OF RETIRING BABY BOOMERS, THE
EMERGING TELE-COMMUTING
WORKFORCE, INTERNET BUSINESSES
OWNERS (ETC. ETC) HOW CAN WE
ACCURATELY PREDICT THAT THE
TRUCKEE/TAHOE REGION WILL
ALWAYS BE DOMINATED BY SECOND
HOMEOWNERS? WHERE IS THE
TRAFFIC STUDY THAT MODELS 90%
PRIMARY OWNERSHIP?

127-1

BRENDAN RILEY

PO BOX 3661
TRUCKEE, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 127: BRENDAN RILEY, RESIDENT

Response 127-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 128

Date: 16 AUGUST 02

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603



Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

128-1

IN REGARDS TO THE GREAT NEED FOR
AFFORDABLE HOUSING IN THE MARTIS VALLEY
REGION, WHERE IS THE PLAN OR
ALTERNATIVE PLAN THAT DOES
PROVIDE SUFFICIENT AFFORDABLE HOUSING
AND DOES NOT CREATE AN IMBALANCE
BETWEEN EMPLOYMENT AND HOUSING?
SHOULDN'T THE ALTERNATIVE PROPOSAL
ELEMENT OF AN E.I.R. BE USED
TO TEST SOLUTIONS TO A PROBLEM?

128-2

WHERE IS THE SOLUTION?
WHERE ARE THE REASONABLE RANGE OF ALTERNATIVES?
BRENDAN RILEY
PO BOX 3661
TRUCKEE, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 128: BRENDAN RILEY, RESIDENT

Response 128-1: The commentor is referred to Master Responses 3.4.5 (Adequacy of the Alternatives Analysis), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.8 (Affordable and Employee Housing Effects of the Project) as well as Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 128-2: The commentor is referred to Response to Comment 128-1.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 129

Date: 7.15.02

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603



Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I recieved my document AFTER
significant adversity - the document now
in review is significantly large. My
reading capabilities and reasoning abilities
need more time then august 19th to
give a significant response. I hope
my response to this document will
be recognised as important and I
hope this request for more time
will be granted.

129-1

Thank you,

Patricia Sturtey
PO Box 3608
Twicken Ca 96160
530.587.7270

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 129: **PATRICIA STANLEY, RESIDENT**

Response 129-1: Comment noted. The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 130

Date: July 15/2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603



Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

130-1

Hot Air Ballooning, Glider Rides over
houses - how? Noise levels + set
backs? Are these looked at in
regard to habitat? Twenty percent
is the number given for "permanent
occupancy"? Where did that #
come from? Timeshare are full during
all summer + pretty dog gone full
during the ski season. How can
that # be ignored?

130-2

Hired help in Truckee is having a shortage
of housing? How can the project assure
that the "employees" have a place
nearby, that is affordable versus
driving + parking? What about inequality?

130-3

How many new golf courses?
And where do you think the water
will come from to make the greens
green?

130-4

Do Lake Forest Hospital + Truckee
Schools + Rec. Dept prepared for
a 20% increase? What about

Re: Draft Environmental Impact Report for the Proposed Martis Valley

1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

130-4
Cont'd

TTJA?

130-5

The number of units is vague.
Is there a CAP on this number? And
if not, why not? What is the
number allowed now per this
development site?

130-6

What is the view of this in
30 yrs.? Is this area part of
an emergency flood area? What
happens to the Big Snow melt if
the flood plane is full of 9000 +
units?

130-7

In addition, because the DEIR is so
long, + complicated and I request that
you extend the period for comments until
the end of Aug. 2002.
Furthermore because of the inadequacy
of the DEIR, I request that the DEIR
be revised + resubmitted.

Sincerely yours
Charles B. Otto
Charles B. Otto
PO Box 3604
10083 E. Green St.
Truckee, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 130: CHRISTINE B. OTTO, RESIDENT

- Response 130-1:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 130-2:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns relating to employee housing.
- Response 130-3:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 130-4:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.11 (Public Services and Utilities) of the Draft EIR. The commentor is also referred to Response to Comments 39-2, 49-6 and 81-12.
- Response 130-5:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.5 (Adequacy of the Alternatives Analysis), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 130-6:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 130-7:* The commentor states that the environmental document is not sufficient and that the process needs to be restarted. However, the commentor fails to identify the inadequacies of the Draft EIR. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 131

Date: 7/15/02

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

DATE RECEIVED
AUG 12 2002
PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

It appears to us that the EIR does not address the growth inducing impact on health care and emergency services. Tahoe Forest Hospital is located in Nevada County. The increased growth in housing units will increase the population in Martis Valley. What are the impacts on hospital beds, emergency room visits, available operating room space and laboratory + X-ray services? Is Nevada County prepared to increase its 911 services and ambulance services?

131-1

What is the mitigation for these impacts?

DANIEL TUONK MD

JANIS G. TUONK MD, MPH

1728 Grouse Ridge Rd

TAVUCKEE, CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

na.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 131: **DANIEL TUERK, M.D., AND JANIS G. TUERK, MD, MPH**

Response 131-1: The commentor is referred to Response to Comment 123-4.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 132

Ms. Lori Lawrence
Placer County Planning Dept.
11414 B Avenue
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

RE: Martis Valley Draft EIR Comments

I am responding to this plan as a concerned citizen of Truckee for the past 2 years and as someone who walks dogs several times per week along Martis Creek west of high way 267.

I'm writing to you to voice my concerns about the Martis Valley Draft EIR. While I'm sure the document was prepared by good well meaning people, I find myself as a citizen being called upon to write this letter, in amazement that such a shallow document could be proffered in the first place. This document is clearly flawed or worse yet has been manipulated by the same greed which has recently been exposed at the highest levels of corporate America. Clearly this is a document for developers, by developers, who aim to profit by the unique political boundaries of the area at the expense of all the existing inhabitants both human and non-human on both sides of the biologically arbitrary Placer/Nevada county line. I ask you to consider the following when deciding whether to accept this document or to ask for another go at it.

132-1

Upon reading the document it becomes clear that this EIR process is just another hurdle to be overcome in realizing the existing plans of developers. The EIR process should not be regarded as an impediment to progress, but rather as a tool to insure everyone benefits from the area's resources not just the developers. Once development takes place it is difficult if not impossible to undo. Lets get it right the first time. In my opinion this document provides no basis for sustaining the regions beautiful environment and thriving tourist economy. We need to have a real EIR which has been arrived at through real science and thoughtful consideration and input by the people who know this area best, the citizens of Truckee and current residents of Martis valley. Let's have an EIR but one that is based on unbiased science and observation, not a document trumped up to satisfy the greed of people who simply want to maximize their short term monetary profits. Let developers take their chances like every other investor. Lets not give away the wealth that belongs to every member of this community.

132-2

The claim made in page 4.2 – 16 last paragraph that no population mitigation measures are necessary because the General Plan calls for increase population is without any merit as anyone who has sat in traffic on highway 267 can tell you. The estimates of occupancy rate are false due to two main demographic trends which are nation wide: the increase in retirement rate of the baby boom generation, the advent of the internet, and the growing trend to move away from over crowded urban areas. The reasons given for the numbers in the tables are based on historical evidence but I do not think we are going relive the past. I suppose that turning Martis Valley into another city will actually keep many of the people who want to get away from the urban rat race from coming here. I moved here two years ago from the Bay Area, but now I am seriously considering selling my house and moving to a place where I feel that my rights to the lifestyle I buy into will be

132-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

preserved and protected thru rational and considered growth not more short sighted urban sprawl.

132-3
Cont'd

Referring to section 6.3 the "No Project Alternative" is actually the "Original Project Alternative". Had build-out occurred on schedule according to the 1975 plan there would be far more houses and people already. Lets consider ourselves lucky to have the number of houses we have. Let us learn from our experience so far, and realize that if we can revise the 1975 number downward then why not go to zero or 500 or 1000. Let us err on the side of caution and prudence with our resources when deciding on a number. I feel very uneasy relying on estimated occupancy rates and projected demographics to keep our community livable. To me that seems like investing based on peering into the proverbial crystal ball.

132-4

Please, let us take this matter seriously. We have done the experiment. If you ask the current residents I think you will find most people agree that this place is becoming crowded. We have not yet seen how the by-pass from 267 to 80 will work. Why can't we take development slowly? Perhaps developer profits are more important than the price citizens will pay in time wasted sitting in traffic. And why? In the name of progress? Who's progress? Where did the number of 12,000 in the original plan come from? Where did the numbers in the proposed alternatives come from. Why can't we have plan with that sets a lower build out limit with possible future increases? Why can't plan can evolve as we see how the community evolves? Why can't we the citizens of the area have more say or a vote on the direction our future habitat should take?

132-5

I find the description of the Martis Valley ecosystem lacking any merit. The Sierra Nevada has many ecosystems. Clearly no science has been done to understand the Martis Valley ecosystem. Gathering information about a place cannot be accomplished by sitting in ones office and shuffling paper. Were any experts knowledge about the area hired or consulted for input? If so, who were they and what did they say? What areas did they study? Was the issue of fencing and splitting up ecosystems addressed? I can find no reference to it in this DIER. After all we are talking about gated communities. The current fence surrounding Lahontan is bad enough. The place looks more like a prison camp than a place to live.

132-6

By there own public statements East West partners and other developers want to build a four season resort community; essentially more Lahontans. They seem to feel it is OK to spoil the public environment that surrounds their resort eco-islands while at the same time prohibiting the public from enjoying any recreational opportunities they create. This is wrong and in my view, and exactly what the EIR process is suppose to safe guard against.

132-7

After seeing the Martis Valley Plan and this DIER it has become clear that in order to insure a sustainable and livable future for Truckee and Martis Valley we need much more participation by people who live in this area. We need better science based on area specific facts. The county line which runs through Martis Valley is an arbitrary man made boundary. We need to plan for the future of this area by considering the entire region including areas on both sides of the boundary. In my view this has not been done. It seems to me that a regional planning commission with authority in both counties should be over seeing the planning process. We have a seriously flawed DIER which is a result of not having such a regional perspective. It is clear to me that East West Partners saw this weakness in the area's public safe guards and is aiming to profit from it at the

132-8

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

community's expense. Please let us be prudent with one the areas premiere and very special public places. This DIER is a start, but we need a new area wide approach to developing the final EIR. I hope we can move forward by devoting more resources to actually gather information and input from both the Martis Valley ecosystem and the people who live in surrounding communities. Please don not let the developers take the wealth of this place and run. If it takes more time so be it, what is the rush?

132-8
Cont'd

Discouraged but still hopeful,

Joel Erickson
Joel Erickson
10994 SKISLOPE Way
Truckee Ca 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 132: JOEL ERICKSON, RESIDENT

- Response 132-1:* The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. However, the commentor fails to identify the inadequacies of the Draft EIR. The commentor is referred to Sections 4.1 through 4.12 of the Draft EIR, which include an extensive evaluation of the environmental impacts associated with the Martis Valley Community Plan per CEQA. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.
- Response 132-2:* The commentor states that the EIR needs to be based on unbiased science and observation and prepared by people who know the area, but the commentor fails to identify the inadequacies of the Draft EIR. The commentor is referred to Response to Comments 84-1 and 132-1.
- Response 132-3:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 132-4:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 132-5:* The commentor is referred to Response to Comments 132-3 and 132-4.
- Response 132-6:* The commentor is referred to Response to Comments 51-1 and 84-1. The commentor states that the ecosystem description and data are lacking, but the commentor fails to identify what is inadequate. No further response is necessary.
- Response 132-7:* The commentor states that the EIR needs to safeguard against spoiling the public environment and prohibiting the public from using private recreational facilities. The commentor is referred to Sections 4.1 through 4.12 of the Draft EIR for an extensive analysis of the environmental impacts associated with the Martis Valley Community Plan per CEQA. With regard to parks, recreational facilities and trails, the commentor is referred to pages 4.11-87 through -92 in Section 4.11 (Public Services and Utilities) of the Draft EIR. Regarding the open space corridors along creeks, the commentor is referred to Policies 9.D.1 and 9.D.4 of the Martis Valley Community Plan, which require specific setbacks from all riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species. Policy 9.D.1 also stipulates that in some instances the minimum setbacks may need to be substantially larger. Policy 9.D.4 requires public and private projects to address creeks and riparian corridors, including provisions for long-term creek corridor maintenance. The wildlife biologist will determine the need for additional setbacks in consultation with UFWs and CDF.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Response 132-8: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Additionally, the commentor is referred to Response to Comment 132-2.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 133

Lori Lawrence - MARTIS VALLEY

Pag

From: "nessa" <tickle@telis.org>
To: <LJLawren@placer.ca.gov>
Date: 8/16/02 11:44PM
Subject: MARTIS VALLEY

Please keep our Mountains clean and restful, the amount of added traffic from the development proposed will make this area seem like a city, not a wonderful experience of nature. Also not addressed is the lack of low income housing for the work force to service the extra people added, we already have a lack of housing for minimum wage earners. The impact on Nevada County is not being addressed, a great portion of the new residents will be using roads and services in Truckee, where will the new schools, wider roads, bigger sewer plant, and water come from? How will it be paid for? Growth is good but only if very carefully supervised and these issues have not been fully considered in the studies. Nessa Wettemann

133-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 133: **NESSA WETTEMANN, RESIDENT**

Response 133-1: The commentor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project), 3.4.7 (Adequacy of the Cumulative Impact Analysis), and 3.4.4 (Water Supply Effects of the Project), as well as the impact analysis, policies, and mitigation measures contained within Section 4.2 (Population/Housing/ Employment) and Section 4.11 (Public Services and Utilities) of the Draft EIR.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 134

Lori Lawrence -

Page

From: "Stacie Creps" <avatarlady@hotmail.com>
To: <LJLawren@placer.ca.gov>
Date: 8/19/02 8:12AM

Hello,

My name is Stacie Creps. I live in Truckee CA. I have been hearing about the Martis Valley development plan like everyone else here in Truckee. I understand the need to grow and that it is happening. I also understand the people here are concerned over possibly destroying our resources; water, air quality, wildlife habitat and corridors, etc.

It seems that there must be a solution we could find if we take the time to look at all the ideas, fears, needs, and desires of all parties. I believe there is a way to grow that will benefit us all. I think it will require people on both sides taking a step back and getting a bit more neutral. Some new possibility will show up and we can grow and keep the quality of life for humans and wildlife up to the standards we all want, and beyond what we imagined possible. It will take some time and cooperation. Can we please do this responsibly and deliberately? I am happy to do whatever is needed to assist in the evolution of Truckee in a responsible equitable manner. I have great diplomacy, organization and leadership skills. Please use me. I can be reached at (530) 550-9506. or e-mail avatarlady@hotmail.com. Thank you for your time and effort.

134-1

Send and receive Hotmail on your mobile device: <http://mobile.msn.com>

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 134: **STACIE CREPS, RESIDENT**

Response 134-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Because the commentor does not raise any issues with the Draft EIR, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 135

Lori Lawrence - August 18, Martis DEIR comments.doc

Page

August 18, 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No. 2001072050

Dear Ms. Lawrence:

I am writing to voice my concern for a lack of a true "No Project" and "Low Intensity" alternative in the Draft Martis Valley EIR. The DEIR should evaluate the impacts from a project in the range of a holding capacity of 3500 dwelling units at build-out with reduced commercial in the range of 150,000 square feet and one that evaluates no additional development at all (No Project Alternative). Without this type of analysis there is simply no fair comparison of the potential impacts on the Martis Valley.

Also, the conclusion of the alternatives section does not designate which of the studied alternatives is the "environmentally superior" choice as required by CEQA.

The alternatives analysis as presented in the DEIR forms an inadequate basis for the public and decision makers to make a decision on the effects of proposed development on the Martis Valley.

Sincerely,

Stefanie Olivieri
9921 River Road
Truckee, Ca. 96161
587-3161

135-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 135: **STEFANIE OLIVIERI, RESIDENT**

Response 135-1: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis). CEQA Guidelines 15126.6(e)(3)(A) specifically notes that when the project under consideration is the revision of an existing plan, the “no project” alternative will be the continuation of the existing plan.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 136

1707 Grouse Ridge Road
Northstar, CA 96161

August 18, 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Re: Draft Environmental Impact Report ("DEIR) for the Proposed Martis Valley
Community Plan ("MVCP") Update, SCH No.: 2001072050

Dear Ms. Lawrence:

The purpose of this comment letter is to share with Placer County a written evaluation of the Nimbus Engineers' report titled Ground Water Availability in the Martis Valley Ground Water Basin" prepared by Acton Mickelson Environmental, Inc. ("AME").

The AME study raises doubt that the Nimbus study is an adequate foundation for evaluating the availability of ground water in the Martis Valley.

Given the importance of developing a sound foundation for making decisions about the availability of water in the Martis Valley, please initiate a water study utilizing a calibrated numeric model.

Thank you for the opportunity to comment.

Sincerely,


David C. Welch

Attachment:

Letter from Walter D. Floyd and Michael A. Acton dated September 5, 2001.

136-1

PLACER COUNTY
DATE
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AUG 19 2002
PLANNING DEPARTMENT

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

ACTON •
MICKELSON •
ENVIRONMENTAL, INC.

Consulting Scientists, Engineers, and Geologists

September 5, 2001

Ms. Stefani Olivieri
Mountain Area Preservation Foundation
P.O. Box 971
Truckee, California 96160

90048.01

Subject: Document Review: *Ground Water Availability
in the Martis Valley Ground Water Basin*

Dear Ms. Olivieri:

Acton • Mickelson • Environmental, Inc., has reviewed at your request the document entitled *Ground Water Availability in the Martis Valley Ground Water Basin* (Nimbus Engineers, 2001) [Basin Study]. This letter provides our comments on the review of the document.

Two approaches to estimating safe yields from ground water basins are the use of a hydrological budget model and the use of a calibrated numerical model. The use of the hydrologic budget approach to estimate safe yields from a basin, as was done in the Basin Study, is "fraught with problems" (Freeze and Cherry, 1979 [page 207]). As discussed in the ensuing comments, there is much uncertainty in many of the budget inputs, and in this case, the budget inputs seem to rely considerably upon the judgment of personnel at Nimbus Engineers (Nimbus) rather than on objective data or information available in published literature.

The ground water in the Basin was assumed to be in a steady state condition (Basin Study, page 14). As such, recharge equals discharge in Equation 1 (Basin Study, page 13) because in long-term, steady state conditions, the water in storage is constant (i.e., changes in storage are zero). Observed changes in storage are in response to short-term deviations from average conditions. Increased discharge through increased ground water extraction will result in a lowering of the water table.

The safe yield of a basin is the amount of ground water that can be withdrawn without causing the following:

- Depletion of ground water reserves
- Contravention of existing water rights
- Deterioration of economical advantages of pumping
- Excessive depletion of streamflow
- Land subsidence
- Intrusion of water of undesirable quality

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(916) 939-7550

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Cont.

Ms. Stefani Olivieri
September 5, 2001
Page 2

The development of a calibrated numeric model to simulate the ground water Basin is a better approach to managing the Basin than the water balance approach, especially in light of plans to rely on increased use of ground water to supply to growing water needs for Truckee and elsewhere in the region.

Specific comments regarding the Basin Study's estimation of recharge and safe yield are enumerated below:

- Page 11, last sentence. Hydro-Search, Inc. designated ten zones (A through J) that were estimated to have similar ground water recharge and movement. The Zones are shown on Nimbus Figure 3. The text (Basin Study, page 11) indicates that Bennett Flat and Juniper Flat were "...underlain by predominantly volcanic rocks with significantly less storage potential than the deep alluvial Basin and are not included in this ground water storage calculation." Bennett Flat is in Zone F and Juniper Flat in Zone E. Table 2 and Figures 17 and 18 indicate Zones E and F were indeed included in the ground water storage calculation.
- Page 13, last full paragraph. This paragraph seems to imply that the lower water table resulting from increased ground water extraction is only temporary, and that the change in storage will recover once the system re-establishes equilibrium. This is not correct. The rate of change of storage will recover, but the water table will remain depressed as long as the increased pumping continues.
- Page 17, 2nd Paragraph. This paragraph classifies the four hydrologic soil types (A, B, C, D) into three categories (favorable, moderate, and not favorable). Type A soil has the most rapid infiltration rates, Type D the slowest. Types A and B were classified as favorable, Type C moderate, and Type D unfavorable. Types B and C may be more appropriately classified as moderate, since these values lie between the upper and lower values. Figure 8 shows most of the soils in the Basin are Type B. If the Type B soils are improperly classified as favorable, then the estimate of the amount of ground water recharge and the estimate of water available for extraction could be overestimated.
- Page 17, 3rd Paragraph. Classifying the Basin fill volcanic unit as moderate may result in an overestimation of recharge. The volcanic rocks are shown on Figure 4 as being aquitards. These aquitards were noted on page 11 as being relatively competent in limiting the transfer of shallow ground water to the middle/lower aquifer system. The volcanic rocks were also described on page 11 as having "significantly less storage potential" than the alluvium. These data suggest that the permeability of the volcanic rocks is much lower than the alluvium, probably on the order of one to several orders of magnitude. However, the recharge difference between favorable

136-1
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3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Ms. Stefani Olivieri
September 5, 2001
Page 3

and moderate was only 22 to 26 percent (Table 1). The much lower permeability associated with the volcanic rocks may warrant classification as not favorable.

- Page 17, 5th Paragraph. It is suspected that precipitation recharge efficiencies are seldom as high as 65 percent and can be less than 11 percent (e.g., over bedrock). In Table 1, the assignment of recharge efficiencies appears to be overly judgmental. Under the least favorable conditions, a recharge efficiency of 15 percent was used (Table 1), and over the entire Basin, a recharge efficiency of 25.3 percent was used (Table 2). A Basin-wide recharge efficiency of 25.3 percent is greater than the 11 percent value referenced in literature (Berger, 2000). (Eleven percent was likely for the Basin as a whole, not just the most unfavorable portions since the [Berger, 2000] study was titled "*Water Budget Estimates for the 14 Hydrographic Areas in the Middle-Humboldt River Basin*".) Four out of five of the assigned recharge efficiencies in the Basin Study exceed 33 percent (Table 1). Therefore, the one literature attained value of 65 percent, which does not appear to be published or peer-reviewed, unlike the other references cited, was used to adjust recharge efficiencies upward. Because the literature attained values are so highly variable, assessing the amount and spatial distribution of recharge may best be accomplished via calibration of a numeric model.
- Page 18, last paragraph. The uplifted basement rocks to the south were estimated to contribute 5,336 acre feet per year (AF/yr) of ground water (Tables 7 and 8). Ground water recharge from the watershed upgradient of the Basin was included in the water balance. These aspects of the Basin Study are inconsistent with other statements in the study. On page 7, it was stated that "Basement rocks in the Truckee Area typically contain, transmit, and yield relatively small quantities of ground water." The basement rocks are not anticipated to contribute significant ground water to the Basin for the reasons stated on the first paragraph of Section 7.11.2. It is not clear why ground water recharge from the watershed upgradient of the Basin was included in the water balance when, as stated on page 23, "No ground water transfer into the basin was included from these areas."
- Page 21, Section 7.9.1. Literature presented values of ground water contributions to the Truckee River ranged from 8,180 to 12,000 AF/yr; but the water balance used a much greater value of 20,207 AF/yr (Table 8). Nimbus then used this value as part of the ground water that is available for extraction (Table 12). The greater Truckee River ground water discharge value was calculated by balancing inputs and outputs. As discussed above, the inputs may be artificially inflated by precipitation recharge values, and possibly by the ground water transfers into the Basin. Therefore, the amount of water available for extraction, assuming it is acceptable to stop all ground water discharge to the Truckee River, would also be inflated.

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Consulting Scientists, Engineers, and Geologists

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Ms. Stefani Olivieri
September 5, 2001
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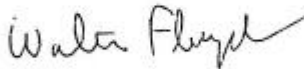
- Table 7 and Figure 11. There are some discrepancies between Table 7 and Figure 11. For example, on Figure 11, Zone A is noted to lose 854 AF/yr to Zone B, and 977 AF/yr to Zone D for a total of 1,831 (the value in Intrabasin GW Transfer Out [Table 7]). Figure 11 indicates Zone B only receives Intrabasin GW transfers from Zone A, yet the Intrabasin GW transfer into Zone B is 1,981 AF/yr, not the 854 AF/yr provided by Zone A. An explanation for the difference is not provided.
- Table 12. The volume of ground water available for extraction (24,701 AF/yr) was calculated using all of the ground water that was estimated to provide flow to the Truckee River, Prosser Creek, and contribute to Prosser Creek Reservoir. For this approach to work, the water table would uniformly have to be lowered to the thalweg elevation of these current ground water discharge points. In reality, pumping will create cones of depression that will create an uneven water table surface. Portions of the streams that were ground water discharge reaches will become ground water recharge reaches.

136-1
Cont.

Please call should you have any questions regarding the information presented.

Very truly yours,

ACTON • MICKELSON • ENVIRONMENTAL, INC.



Walter D. Floyd, R.G., C.H.G.
California Registered Geologist #6092
California Certified Hydrogeologist #493



Michael A. Acton, R.E.A.
Vice President

WDF:MAA:ddb

cc: Mr. Richard S. Taylor, Shute, Mihaly & Weinberger LLP

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Consulting Scientists, Engineers, and Geologists

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 136: **DAVOD WELCH, RESIDENT**

Response 136-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding other peer revisions of the Nimbus Study. Disagreement among experts does not make an EIR inadequate.

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	PAGE 02



League to Save Lake Tahoe
www.KeepLakeTahoe.org

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455 Emerald Bay Road
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LIGHTS SHORE OUTREACH CENTER
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William K. Wilson

August 15, 2002

Ms. Lori Lawrence
Planning County Planning Department
11414 B Avenue
Auburn, California 95603

RE: Martis Valley Community Plan Draft Environmental Impact Statement

Dear Ms. Lawrence,

Thank you for the opportunity to provide comments on the Draft Environmental Impact Statement (DEIS) for the Martis Valley Community Plan (MVCP). The following comments are provided on behalf of the League to Save Lake Tahoe (League), a non-profit organization solely dedicated to the environmental protection of the Lake Tahoe Basin.

In general, the League finds the DEIS to be both inadequate and incomplete and in need of substantial revision in order to move forward with a proposal of this magnitude. The League's primary interest in reviewing this document is to determine what potential impacts to the Lake Tahoe region may be expected from the aggressive development of the Martis Valley that is envisioned in the MVCP. Unfortunately, we found the DEIS to be almost completely lacking in its analysis of impacts to the Lake Tahoe Basin. Despite being literally at the Basin's boundary, the only environmental impact to the Tahoe Basin that appears to be analyzed is the traffic impact at the intersection of Highways 267 and 28.

The proximity of Martis Valley to the Tahoe Basin requires a full-scale analysis of all potential impacts to the Lake Tahoe region. A ten-mile radius around the MVCP includes literally the entire north shore of Lake Tahoe from Incline Village, Nevada, to Sunnyside, California. There are a number of potentially serious and significant impacts to Tahoe's environment that could result from the proposed MVCP. The following comments reflect some of our most serious concerns.

137-1

137-2

137-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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LEAGUE TO SAVE LAKE

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Ms. Lori Lawrence
League comments on MVCP DEIS
August 15, 2002
Page 2 of 4

1. The Tahoe Regional Planning Agency (TRPA) is not listed as a potential Responsible Agency in section 1.2 of the DEIS. Although TRPA does not have discretionary approval power over projects in the Martis Valley, TRPA does have discretionary approval power over projects in the Tahoe Basin. A significant traffic impact to the intersection of Highways 28 and 267 is identified in the DEIS. The proposed mitigation includes a right-turn lane which will require TRPA review and approval, thus TRPA will have discretionary approval power over aspects of the project. There are potentially numerous impacts to the Lake Tahoe environment and TRPA's ability to achieve their environmental goals. These impacts cannot be properly evaluated without TRPA's consultation in preparation and review of the MVCP and DEIS. 137-4
2. Perhaps most significantly for the Tahoe Basin, the DEIS needs to include an analysis of potential impacts to the adopted TRPA environmental threshold carrying capacities for the Tahoe Basin including impacts to: air quality, water quality, soil conservation, vegetation, wildlife, noise, scenic resources, and recreation. The MVCP contemplates growth that will undoubtedly impact these thresholds, and as such must be fully analyzed within the DEIS. TRPA must be extensively consulted when any potential impacts to these thresholds are considered. 137-5
3. A conservation-based alternative needs to be incorporated and analyzed that includes a *substantial* reduction in proposed densities, and is based primarily on protecting and conserving the environmental and ecological processes that exist in the Martis Valley and extend into the Tahoe Basin. 137-6
4. It is difficult to determine how many residential units can be developed. The DEIS assumes 9,220 units; however, the MVCP appears to allow between 20,000 and 21,000 primary units. Additionally, Policy 3.A.5 of the MVCP states that, "Owners of vacation homes in Martis Valley shall be encouraged to rent to resort workers and to construct secondary dwellings or accessory structures as a means of increasing the supply of rental units..." (*Emphasis added*). The impacts of this policy, which could substantially increase the number of proposed units, appears to be completely ignored and unaccounted for in the DEIS. The potential for the development of these secondary units is extremely high as the development of illegal units within existing single-family homes and above garages is a growing trend around Lake Tahoe and is nearly ubiquitous within Squaw Valley. The proposal must include some "cap" on the number of potential units that can be developed. Also, all analyses in the DEIS should be modified to consider the potential development and impacts resulting from this policy. 137-7
5. The MVCP does not appear to be the result of a true planning effort involving the citizens of the region. Rather, it appears to be haphazardly created around a series of development proposals. The development proposals are driving the community plan rather than the community plan driving the developments. The 137-8

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

08/16/2002 11:19 15305436804

LEAGUE TO SAVE LAKE

PAGE 84

Ms. Lori Lawrence
League comments on MVCP DEIS
August 15, 2002
Page 3 of 4

Placer County citizens in the area, and the community needs of this region of the county, have been given little consideration in this plan. It is a struggle to find any benefits whatsoever to eastern Placer County. The entire MVCP is composed of private, gated, golf course communities that provide neither housing for the area's citizens and workers, nor any additional public recreational opportunities or other community enhancing components. Given that this is one of the few remaining areas in eastern Placer County that has the potential for significant additional development, it seems irresponsible to propose a community plan that literally excludes the entire existing surrounding community and the opportunity to allow the community to grow based on its needs. While the DEIS identifies the need for affordable housing as a result of the proposal, it is unclear where Placer County envisions the development of that housing will occur, or if that concept has even been considered. Approval and certification of the MVCP and DEIS will make it impossible, extremely unlikely at best, for it to occur in Martis Valley since there is little to no remaining development potential.

137-8
Cont'd

6. The MVCP will cause substantial increases in traffic in the North Tahoe region. The traffic analysis, while it does identify significant traffic impacts, appears to grossly underestimate the potential impacts that could actually occur by failing to consider full potential build-out or full potential use of the units. Additionally, the analysis of traffic impacts and mitigation needs to be expanded to include all major routes and intersections along Highway 28 from Tahoe City, California to Incline Village, Nevada. Also, there appears to be no analysis of air quality impacts to the Tahoe Basin or the TRPA air quality threshold carrying capacities that have been adopted for the Basin. This analysis needs to be included in the DEIS. Also, air quality has direct impact on water quality in the Lake Tahoe. Analysis of impacts to Lake Tahoe's water quality threshold that result from increased air pollutants needs to be included in the DEIS.

137-10

137-11

7. The project includes significant cumulative and growth-inducing impacts to the Tahoe Basin that require identification and analysis. The proposed MVCP is quite unlike increased housing developments in Sacramento, Reno, or the San Francisco Bay area in terms of its impact on Tahoe. While it is true that increased population in those areas will cause an indirect demand on Tahoe's resources, the MVCP is a Tahoe community plan which will directly affect Tahoe resources, the environment, and the quality of life for many of its citizens. The marketing for the proposed developments focuses on the resources that Tahoe has to offer and is being promoted as a Tahoe development. There is no question that some of the residents of the homes contained within the MVCP will work and recreate in the Tahoe Basin. A community plan that allows for a potential population that exceeds the entire north shore of Lake Tahoe or Truckee, and that is located only a few miles away will undoubtedly cause increased demands on Tahoe's parking facilities, public recreation facilities, marinas, beaches, public services, roads, commercial establishments, transit, etc. These growth-inducing and cumulative impacts need consideration and analysis in the DEIS.

137-12

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

08/16/2002 11:19 15305436804

LEAGUE TO SAVE LAKE

PAGE 05

Ms. Lori Lawrence
League comments on MVCP DEIS
August 15, 2002
Page 4 of 4

8. The beauty of the broad Martis Valley with its mountain backdrop creates a stunning gateway to Lake Tahoe. It is unclear how the proposed developments will impact this scenic entryway into the basin. The plan indicates that much of the valley visible from Highway 267 will remain as open-space, however, golf courses would be allowed in this area. While a golf course may be considered open-space in an urban area, a manicured and fenced golf course would destroy the valley's natural, sage-filled appearance. The valley would appear more like suburban sprawl development rather than a serene mountain valley. This devastating change would take away from the enjoyment and amazement of many for the singular benefit of an exclusive few.

137-13

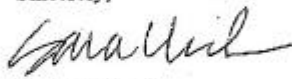
The above comments reflect some of the League's most significant concerns. Unfortunately, we find the MVCP DEIS to be woefully inadequate and incomplete. The proposed MVCP will unquestionably cause significant adverse environmental impacts to the Tahoe Basin that have gone completely unanalyzed at worst and drastically underestimated at best. The proposed MVCP should be begun anew until a conservation based and ecologically sound community plan that proposes significantly fewer units and fewer golf courses can be developed. The Martis Valley Community Plan should actually provide a benefit to the citizens of Placer County that will enhance the community rather than exclude it.

137-14

Please incorporate the above comments into your project file and any future environmental documents. Also, please include the League to Save Lake Tahoe on a list to receive a copy of all subsequent drafts and decision documents for our review. If you have any questions or comments regarding this letter, please do not hesitate to contact me.

137-15

Sincerely,



for: Jon-Paul Harries
Program Director
League to Save Lake Tahoe

c: Rochelle Nason, Executive Director, League to Save Lake Tahoe
Juan Palma, Executive Director, TRPA
John Marshall, Legal Counsel, TRPA

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 137: JON PAUL HARRIES, LEAGUE TO SAVE LAKE TAHOE

- Response 137-1:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 137-2:* The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 137-3:* The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 137-4:* The Draft EIR acknowledges that improvements associated with the SR 267/SR 28 intersection are outside of the County's jurisdiction (Draft EIR page 4.4-57) and that Caltrans and TRPA would be responsible for improvements to the intersection. The TRPA provided comments on the Draft EIR (Comment Letter J). The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 137-5:* The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 137-6:* The Revised Draft EIR considered several reduced development alternatives. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 137-7:* The project does not specifically propose the development of second units within the Plan area. Given the low occurrence of second units in the Plan area currently, it is not expected that a substantial number of residential units would provide second units that would result in new significant environmental effects that are not addressed in the Draft EIR. In addition, the provision of second units for area employees would provide environmental benefits associated with reducing traffic, air quality and noise impacts. The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 137-8:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 137-9:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

- Response 137-10:* The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 137-11:* The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 137-12:* Growth inducing and cumulative impacts are addressed in the Draft EIR (Draft EIR pages 5.0-15 and 7.0-1 and -2). The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 137-13:* Visual resource impacts were addressed in detail on Draft EIR pages 4.12-9 through -37).
- Response 137-14:* Comment noted. The commenter is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis), 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 137-15:* Comments received from the commentor are responded to in this document.

	Letter 138	
	PLACER COUNTY DATE RECEIVED	PO Bx 520 Carnelian Bay C. 96140 August 14 c
	AUG 16 2002 LL PLANNING DEPARTMENT	
138-1	<p>Dear Ms. Lawrence,</p> <p>We who live in the Tahoe basin are very concerned about the scale of the developments planned for the Martis Valley. As closely linked as these two areas are, both are bound to impact each other for years to come.</p>	
138-2	<p>Have you adequately considered the effects on the local transportation system of an additional six to ten thousand autos</p>	
138-3	<p>Have you adequately considered the effects of auto emissions from six to ten thousand additional autos to the air quality in the Tahoe basin? The federal government is making a heroic effort to maintain lake quality and at the moment air</p>	

138-3
Cont'd

pollutants are being considered one of the primary causes of degradation of lake quality. Few appear to be taking advantage of public transit here at the lake.

I know I am speaking for most of those fortunate enough to own homes here.

Sincerely yours.

Shirley Allen

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 138: **SHIRLEY ALLEN, RESIDENT**

Response 138-1: The commentor is referred to Master Responses 3.4.6 (Consideration of the Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 138-2: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 138-3: The commentor is referred to Master Response 3.4.6 (Consideration of the Impacts to the Tahoe Basin), as well as Section 4.6 (Air Quality) of the Draft EIR regarding concerns relating to impact on air quality to the Tahoe Basin because of the proposed project.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 139

To the PLANNERS: As a Sierra Resident, and a Truckee
Ski Area employee, I know intuitively that the
Martis Project is out of proportion with the area.
The Martis Community Plan must be detailed & accurate.
Therefore, I urge you to prepare an EIS
comparing: cumulative impacts and mitigation
project area & elements description
and: more accurate scope of
analysis

Steve Klatter
Box 1977
Portola CA
96122

139-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 139: **STEVE KLUTTER, RESIDENT**

Response 139-1: The commentor is referred to Master Response 3.4.1 (Project Description Adequacy), 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Regarding the commentor's request for an EIS to be prepared, the project does not involve a federal action or a NEPA component; therefore, an EIS is not required.

Letter 140



BEAR League

Bear Education Aversion Response

P.O. Box 393 Homewood, Ca. 96141 (530) 525-PAWS

August 14, 2002 **PLACER COUNTY**
DATE RECEIVED

AUG 15 2002

PLANNING DEPARTMENT

Board of Directors

Executive Director
Ann Bryant

President
Doni Glassmaker

Vice President
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Gloria Bourke
Jan Klein
Louie Gerhardy
Sandy McKnight

Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 'B' Ave
Auburn, Ca 95603

Dear Lori Lawrence:

This letter is to address concerns the BEAR League has regarding the proposed development of prime bear habitat in Martis Valley.

There are very few undisturbed tracts of land left in California where bears can live their lives without being forced into confrontations with humans. The most unfortunate aspect of this fact is: bears die in large numbers when we humans invade their territory. The state of California does not relocate bears who live in close proximity to people, they are instead trapped and killed. (There are no places left to relocate them!)

This organization has worked very hard, since our founding five years ago, to educate people living in bear country on how to co-exist with these magnificent animals. One of the ironic outcomes of our endeavor is that we ourselves have learned much about our fellow humans. They are extremely selfish, they generally believe only people have a right to be on this planet and are quite unconcerned about any other life form, especially if it means they will be required to give up anything or go to any trouble. The comments we receive while attempting to discuss bear problems are shocking and very discouraging. "Just kill the d--- bears!" "I shouldn't have to keep my garbage away from them, it's their problem if they get into it" "I'm here now, get them out of here!" "I bought my property, how much did the bear pay to live here?" "Can't you just take them somewhere

140-1

else where they won't be a bother?" "If he gets into my bird feeder one more time I'm going to shoot him!"

We also receive calls from people regarding other wildlife concerns. A prevalent problem seems to be one neighbor attracting birds and squirrels with seeds and nuts (which also attracts bears) and another neighbor putting out poison in order to exterminate them all. If the wildlife were left to take care of themselves, they would do just fine. There is not a single case of an area populated by humans where the wildlife is not adversely affected.

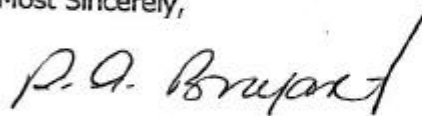
140-1
Cont'd

It would seem reasonable to hope that our Placer County Planners will have the foresight and good conscience to take a long hard look at what is being proposed in this never-before-spoiled wilderness and look past the strictly human concept of monetary benefit. Look instead with the intelligence we humans are certainly blessed with and be the respectful stewards of this land rather than the continual reapers of destruction.

If the BEAR League can be of any assistance with data we have gathered regarding bears and other wildlife please, just ask.

Thank you, and I trust you will hear what we are saying.

Most Sincerely,



Ann Bryant
Executive Director

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 140: **ANN BRYANT, BEAR LEAGUE**

Response 140-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor does not comment on the adequacy of the Draft EIR. Therefore, no response is necessary. Black Bears are a common species and implementation of the project would not result in substantial reductions in Black Bear populations.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 141

PLACER COUNTY
DATE
RECEIVED

AUG 16 2002

PLANNING DEPARTMENT

August 14, 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Avenue
Auburn, CA 95603:

Re: Martis Valley Community Plan and DEIR

Dear Ms. Lawrence,

I have finally had a chance to review the massive DEIR for the Martis Valley Community Plan, and with a layman's understanding of the report, I'm completely shocked and dismayed by the enormity of the plans proposed growth. Did the county planners totally capitulate to developers interests? The Martis Valley is a one of a kind pristine mountain environment; unique unto itself, not the colossal urban center you propose. The proposed 6,800 new residences, three new golf courses, and thousands of feet of new commercial development, would do irrevocable harm to the Martis Valley and the surrounding area.

141-1

This DEIR, as it now stands, is deeply flawed and completely inadequate in addressing the major issues the plan creates. The report does not address the loss of natural habitat, and it provides little environmental protection for that habitat. The issues of increased traffic, transportation, air pollution, roads, and the services needed to support this immense planned growth; water, sanitary sewer, fire protection, are not adequately addressed as to their environmental consequences. The impacts of all these issues are severely underestimated or not even disclosed. Where is the specific information regarding the proposed PUD's? You only offer conclusions. I'm sorry, but that is unacceptable. Where are cumulative impacts identified? I can't find any. How are the surrounding communities of Truckee, Nevada County, and the critically sensitive Lake Tahoe Basin affected by this plan? Were they ever invited into the planning process? I would guess not, since they all would be negatively impacted.

141-2

My family and I have been homeowners and property tax payers in Placer County for twenty-seven years at 826 Beaver Pd, Truckee. We love the forests, the clean mountain air, meadows, wildlife, the ability to hike out our back door into a beautiful mountain

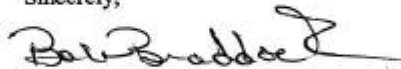
141-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

environment, that is why we built our home here. Please don't destroy the Martis Valley, redraft the DEIR and come back with a plan much more reasonable and responsible in scope. The protection of natural habitat and its environment should be the driving force behind any plan for this beautiful, high mountain valley. Protect, don't destroy; redraft the DEIR

141-3
Cont'd

Sincerely,



Robert C. Braddock
1221 Broadway, 21st Floor
Oakland, CA 94612
Phone: 510-419-2216

Cc: Fred Yeager, Placer County Planning Director
Placer County Board of Supervisors
Nevada County Board of Supervisors
Juan Palma, Executive Director, TRPA
Sierra Club Toiyabe Chapter
Sierra Watch

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 141: **ROBERT C. BRADDOCK, RESIDENT**

Response 141-1: Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 141-2: The commentor states that the Draft EIR is flawed and does not address the loss of natural habitat, and impacts to public services, transportation, air pollution, and cumulative impacts. The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis). Sections 4.1 through 4.12 of the EIR provide an extensive analysis of the environmental impacts of the Martis Valley Community Plan per CEQA. No further response is necessary.

Response 141-3: The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 142

August 13, 2002

Attn. Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, California 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. 2001072050

PLACER COUNTY
DATE
RECEIVED
AUG 16 2002
LL
PLANNING DEPARTMENT

Dear Ms. Lawrence:

As a long time land owner and a recent full time resident of Truckee, Ca., I am writing this letter to you because of grave concerns re: the massive development plans in the Martis Valley. The addition of over 6800 housing units; commercial development of up to 6 million sq. ft.; new roads and pavement including widening of hiway 267 to four lanes; and destruction of Martis Valley natural resources for resort development, including three golf courses would be a tragedy for the region. This kind of irresponsible development would turn the Martis Valley into a sprawling, gridlocked mess.

142-1

Please consider the elements at risk: 1. traffic – these plans would add tens of thousands of new daily car trips to the Valley and the Truckee-Tahoe region. 2. Water quality and water supply – to say nothing about the pollution of water supplies, where is all the water going to come from that will be demanded by these plans? The demands of 20,000 new people is bad enough, but one golf course can require an average of over 200 gallons of water a minute. 3. Sewage - I have seen nowhere in the plans any proposal for additional sewage treatment plants. 4. Clean air - exhaust from increased traffic and automobiles will pollute the clear Sierra skies. 5. Wildlife – local and migratory wild life would lose corridors through the Valley. 6. Sierra scenery – the landscape and mountain scenery that spreads before us as we travel 267 is why many of us live here. The loss of this pristine, beautiful view would be a crime. Why not stay in Los Angeles?

142-2

The EIR does little to address these problems in the Martis Valley, let alone the adverse affects on the entire region, including Lake Tahoe itself. When you combine the Valley plans with all of the other development plans proposed for the Truckee area, including but not limited to: Planned Community 1; Planned community 2; Planned Community 3; Hilltop master plan; McIver Hill master plan; and Mill site/rail yard plan, you have the makings of an absolute disaster.

142-3

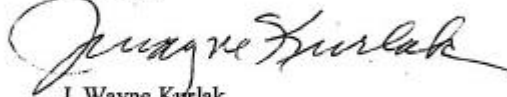
The Lake Tahoe region is one of the wonders of the world in its pristine beauty and tranquility. I beg you to seriously consider the negative impact of the Martis Valley development plans and to reject the EIR report and plans as they are currently filed. Please take a stand against greedy developers who do not have to live in the mess they create.

142-4

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Thank you for your consideration in this most important and critical matter.

Sincerely,



J. Wayne Kurlak
16480 Northwoods Blvd.
Truckee, Ca. 96161
530. 582-4281

cc: Placer County Board of Supervisors
Truckee Town Council

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 142: **J. WAYNE KURLAK, RESIDENT**

Response 142-1: Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 142-2: The commentor is referred to Response to Comment 141-2.

Response 142-3: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 142-4: The commentor requests that the County reject the Martis Valley Community Plan and Draft EIR. The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin). The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 143

PLACER COUNTY
DATE
RECEIVED

AUG 16 2002

PLANNING DEPARTMENT

Placer County Planning Department
Lorei Lawance
Impact Martis Valley Review Technician
11414 B Ave.
Auburn, CA 95603

Aug.15,2002

143-1

I was just told today about the proposal for the new community between Truckee and King Beach in the Martis Valley. I live in California and have a home in Incline Village, NV. We travel through Truckee coming and going to our home in Incline. The is heavy now. What will it be if the proposal goes through, and we do shop in Truckee too. If you let this proposal go through it will ruin Truckee, and the surrounding communities. With more new shopping area. Some older stores, and shops will close. This is what happened in our area in Alameda. So our town atmosphere is gone and Truckee will too.

143-2

TRPA is trying to control land usage in Lake Tahoe, and the surrounding areas. I hope Place County will too. the Federal Government gave Lake Tahoe area a grant to start eliminating the pollution, and save the environment. Please Help!

143-3

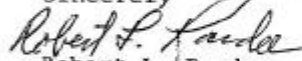
The area has enough problems with the amount of water usage in Tahoe Basin, Truckee, and even Reno. We have water rationing now. The traffic will increase in the Truckee, and Tahoe Basin. More persons will commute to work, and take Sunday rides, and take their guests for rides to Lake Tahoe, and Reno areas where the traffic is already is bad.

143-4

I hope the Planning Department will find with the help of Impact Study, and Reports. To deny the Martis Valley proposal, and help save the small town atmosphere, and the environment in the Truckee Area.

Please turn this proposal down. The entire area will thank you.

Sincerely


Robert L. Pardee
1026 Court St.
Alameda, CA 94501
(510) 523-9331

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 143: **ROBERT L. PARDEE, RESIDENT**

Response 143-1: Comment noted. The commentor is opposed to the project, but does not identify any inadequacies of the Draft EIR. No response is necessary.

Response 143-2: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 143-3: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 143-4: Comment noted. The commentor is opposed to the project, but does not identify any inadequacies of the Draft EIR. No response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 144

Date: August 13, 2002

PLACER COUNTY
DATE
RECEIVED

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

AUG 16 2002

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

144-1

I am a North Shore resident writing about my concerns that the additional proposed Martis Valley developments will put on the water supply of our area. Please indicate what water studies have been done. Where is the extra water coming from for proposed residences and golf courses? What will be the impact on water quality of fertilizer runoff (golf courses) and of in home water use (detergents, etc.)?

144-2

144-3

Regarding wildlife and habitat: I understand there is a deer migration area in the Valley. What have studies shown about the effects of the development on wildlife? How much loss of habitat will be involved?

Re: Draft Environmental Impact Report for the Proposed Martis Valley

-- (1)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

144-4

Another major environmental concern is air pollution. The clarity of Lake Tahoe is partly affected by air pollution. Please site studies or parts of the EIR which address the effects of increased cars in the Great Basin area. How many cars are expected to be added to the area per unit?

144-5

I would appreciate having the names of agencies which have done recent studies on this issue. Please also give me contact people and phone numbers, if possible.

Thank you very much for your consideration of my concerns.

Sincerely yours,

Julie Ginocchio

(Print Name)

Julie Ginocchio

(Print Address)

P.O. Box 250

Carmelita Bay, Ca.

96140

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. (2)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 144: JULIE GINOCCHIO, RESIDENT

- Response 144-1:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 144-2:* The commentor is referred to Master Response 3.4.3 (Water Quality) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR regarding concerns relating to polluted runoff from the proposed golf courses.
- Response 144-3:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.9 (Biological Resources) of the Draft EIR regarding concerns relating to impact on wildlife and their habitat.
- Response 144-4:* The commentor is referred to Master Responses 3.4.6 (Consideration of the Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR regarding concerns relating to impact on air quality and increased traffic in the Tahoe Basin because of the proposed project.
- Response 144-5:* The commentor is referred to Response to Comment 144-4 and the "Reference" at the end of Section 4.6 (Air Quality) for information on the most recent studies regarding air pollution in the Tahoe Basin.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 145

Date: August 14, 2002

PLACER COUNTY
DATE
RECEIVED

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

AUG 16 2002

PLANNING DEPARTMENT

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I have owned a home at Carnation Bay for the past 30 years. I have been a permanent resident of the area for 3 years. The reason people settle in this area is for the quiet, mountain environment... no shopping malls, no crowded roads, no large amounts of people.

145-1

It saddens me to see large corporations and out-of-the-area developers enter the area and try to turn our peaceful environment into a ritzy resort community. The proposed developments appear to be for wealthy, second home owners whereas the real need in development is for affordable housing for the regular work force and for young people who want to settle permanently in this area (my son is presently trying to find an affordable home).

Re: Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update

(2)

The following are major areas of concern:

(1) Traffic: People from the proposed developments will most certainly go into North Shore via 267. During tourist season (July/August/Christmas) the road is already impacted with traffic backup. Furthermore traffic around the North Shore also becomes a nightmare during these peak periods. What part of the EIR addresses the holding capacity for present roads to the Lake? Furthermore, locals do not want to see some of 267 expanded to a 4 lane highway with traffic lights. How does the County plan to handle additional expense for the road changes (if put through)? What planning has been made for upkeep and policing of these areas?

(2) Services and Shopping:

145-2

(3)

145-3

With extra development in Martis Valley, those residents will go to North Shore or Truckee to shop, get gas, use medical facilities, etc. There is already overcrowding in these facilities during peak tourist times. I did not move to Tahoe for shopping malls, crowded gas stations, etc. There do not even seem to be enough areas to accommodate additional facilities. What answer does the EIR have to this problem? Does any part of the EIR discuss the economic demands of such development and if so, where?

145-4

An increased population will also put demands on police, fire and medical services. How does the County propose to fund additional police force and fire stations? There are only several small

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

145-4
Cont'd

hospitals in the Truckee / (4)
North Tahoe area. Where has
the County addressed this problem
in the EIR, and what solution
do you see for increased medical
services?

145-5

(3) Beaches and recreation. Our
out-door areas are already crowded
to the maximum during the peak
seasons. Where has the EIR
addressed over crowding of North
Shore facilities with additional
population growth?

Thank you for your answers
to my ~~area~~ concerns.

Sincerely, Julie Ginocchio

Julie Ginocchio
P.O. Box 250
Carnelian Bay, Ca. 96140

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 145: JULIE GINOCCHIO, RESIDENT

- Response 145-1:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR.
- Response 145-2:* The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 145-3:* The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). The commentor inquires why the EIR does not discuss the economic demands of development in the Martis Valley. Social and economic impacts are not evaluated under the scope of CEQA.
- Response 145-4:* The commentor is referred to Response to Comment 123-4.
- Response 145-5:* The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 146

Date: August 14, 2002

PLACER COUNTY
DATE
RECEIVED

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

AUG 16 2002

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

I am a resident of the
Carmelian Bay area on the
North Shore. It concerns me
very much that the County is
considering a growth plan for
9,220 units + in the Martis
Valley area.

I understand that SPI has
an 8000 acre parcel on
the East Side of 267. Has
the County thought of or
checked into the possibility
of obtaining this area or
retaining it?

I would strongly encourage
the Board to set aside this
parcel for either National
or State Park by exchange
or by a sale.

146-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

146-2

My concern is saving as much of Martis Valley as possible for Public Use. The thought of multiple developments going into the area affecting traffic, air and water quality and the natural resources and habitats is horrifying!!

146-3

Please tell me what plans the County has heard or considered regarding public land use (i.e. parks - wildlife refuges) have been considered.

Thank you very much for your attention to this matter.

Sincerely yours,

Julie A. Ginocchio

(Print Name)

Julie A. Ginocchio

(Print Address)

P.O. Box 250

Carnelian Bay, Ca

96140

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. (2)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 146: JULIE A. GINOCCHIO, RESIDENT

Response 146-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 146-2: The commentor is referred to Response to Comment 146-1.

Response 146-3: The commentor is referred to Section 4.11 (Public Services and Utilities) for a discussion of parks, trails, and recreational facilities.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 147

Jonnie and Rod Jacobs
36 Bonita Ave. Piedmont, CA 94611
2012 Red Tail Ct, Northstar, CA

510 658-8774
jonnie@jonniejacobs.com

August 14, 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 B Ave.
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED

AUG 16 2002

PLANNING DEPARTMENT

Re: Martis Valley Community Plan

Dear Ms. Lawrence and Board of Supervisors,

The Draft Environmental Impact Report for the Martis Valley Community Plan does not do a thorough or accurate job of assessing the impact of development in the area. The report downplays the significance of massive development in an area that is currently open meadow and forest land. If this were an urban area, mitigation measures might well counter some effects of increased traffic, housing, and other congestion. But this is not an urban area. The mitigation measures mentioned in the DEIR are mere boiler plate responses. Not only are the mitigation effects marginal, the report fails to point out that even with mitigation, the essence of the Martis Valley will be substantively and irreversibly altered by the proposed development.

147-1

The planning and analysis that needs to go into development of an area like the Martis Valley must take into account the fact that it is attractive to people for the very reason that it IS unspoiled. People go to the mountains for beauty, space, nature, retreat. They want to see trees and squirrels, not a line of cars, and certainly not coffee houses and video stores. The tax revenue of increased development must not blind you to the bigger picture of preserving what is a very special natural treasure. We urge you to reject the DEIR as written and to demand a full, factual, reasoned analysis of the impacts of development.

Sincerely,


Jonnie Jacobs

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 147: **JONNIE JACOBS, RESIDENT**

Response 147-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic, housing and congestion. The commentor requests that the County reject the Draft EIR and Revised Draft EIR. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

p. 1

Natural Resource Planning

Attached are comments on the Martis Valley Community Plan DEIR. A hard copy will follow in the mail.

- 916/988-8043
- 916/203-8043 (cell)

Aug 16 02 01:20p

NTFI GRANITE BAY

916 783 2808

p. 2

Steve Holl

Wildlife Biology

Natural Resource Planning

August 16, 2002

Ms. Lori Lawrence
Planning Department
Placer County
11414 B Avenue
Auburn, CA 95603

Comments on Martis Valley Community Plan DEIR

Dear Ms. Lawrence:

Enclosed are my comments on Placer County's Draft EIR for the Martis Valley Community Plan. My comments focus on the biological resource section because that is the area that I am most familiar with.

p. 4.9-1

Regional Setting

- Elevations in the Sierra Nevada extend above 12,000 feet. The highest point is Mt. Whitney, 14,494 feet elevation.

148-1

Biological Communities

- There is no mention or description of eastside pine forests, the dominant forest type in the planning area.

148-2

p.4.9-2

Mixed conifer forest, wildlife

- Fishers have been extirpated from central California (see the Sierra Nevada Forest Plan Amendment Final EIS and supporting research documents);
- Montane voles do not occur in forests, they occur in meadows.

148-3

Figures 4.9-1 through 4.9-9

- Martis Valley Reservoir is depicted at capacity. This only occurs during rare storm events. The Corps of Engineers manages it as a significantly smaller reservoir. The figures should be corrected to accurately describe the reservoir.

148-4

p.4.9-9

* 7049 Pine View Drive, Folsom, CA 95630
* Steveh49er@hotmail.com

* 916/988-8043
* 916/203-8043 (cell)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:20p	NTFI GRANITE BAY	916 783 2808	p. 3
	- Martis Valley Reservoir is only at capacity during rare storm events. The majority of the time it is managed for a very small pool size. There should be a discussion of the management of this reservoir as a Wild Trout Fishery by the California Department of Fish and Game (CDFG). The discussion should include a description of CDFG planting Lahontan cutthroat trout (LCT) and that this genetic strain of trout is not the federally listed strain of trout.	148-5	
p.4.9-10	- 1 st paragraph. The last sentence is misleading. A state or local agency cannot approve a project, under CEQA, that would result in the take of a listed species without the appropriate permit issued by CDFG. "Overriding considerations" do not allow agencies to approve a project without a permit from CDFG.	148-6	
	- Migratory Bird Regulations: the discussion of Fish and Game Code Section 3503.5 has nothing to do with the MBTA. It should receive a separate header.	148-7	
p.4.9-22	Table of Special Status Species		
	- The spotted bat does not occur in the project area because it's range does not include the project area.	148-8	
p.4.9-23	Table of Special Status Species		
	- The fisher has been extirpated from central California (see the Sierra Nevada Forest Plan Amendment and supporting research documents)	148-9	
p.4.9-24	Discussion of Plumas ivesia		
	- This discussion is based on old data. There are now 63 records of the species in the CNDDDB. Two populations are known to occur in Placer County and two populations occur in Martis Valley (one each in Nevada and Placer County).	148-10	
p.4.9-27	Listed and Special Status Animals		
	- Several species listed (mountain yellow-legged frog, fisher, and Sierra Nevada snowshoe hare) are not protected by state and federal agencies as stated in the paragraph. These species receive additional consideration during project evaluation; however, they are afforded no additional legal protection.	148-11	
p.4.9-27 & 28	Lahontan cutthroat trout (LCT)		

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:20p	NTFI GRANITE BAY	916 783 2808	p. 4
<p>-There is no discussion that the LCT being planted in the Martis Valley Reservoir and the Truckee River are not the federally-listed subspecies. The subspecies that is caught and stocked in the Martis Valley Reservoir is from Alpine County and are not protected by the federal or state ESA.</p>			148-12
<p>p.4.9-28 Northern Goshawk</p>			
<p>- Second to last sentence is in error. <u>NO</u> active nests were located during surveys of Siller Ranch (see page 15, first paragraph of the report: Evaluation of Biological Resources on Siller Ranch, Placer County, California; prepared for DMB/Highlands Group, LLC).</p>			148-13
<p>p.4.9-29 & 30 Peregrine falcon</p>			
<p>- This species nests on steep cliffs near bodies of water that support large concentrations of shorebirds and waterfowl. There are no suitable nesting cliffs in the area and there are no large concentrations of waterfowl.</p>			148-14
<p>p.4.9-30 California spotted owl</p>			
<p>- The discussion should be very clear that California spotted owls are very rare on the east side of the Sierra Nevada and that impacts, if any, from implementation of the Proposed Project would be minimal.</p>			148-15
<p>p.4.9-31 Fisher</p>			
<p>- The Sierra Nevada Forest Plan Amendment and its supporting research identifies the fisher as being extirpated from the central Sierra Nevada. Martis Valley is in the central Sierra Nevada; therefore the fisher should not have been included in the table of Special Status Species that potentially occur in the plan area.</p>			148-16
<p>p.4.9-32 Wildlife movement corridors</p>			
<p>- Wildlife movement corridors and migration corridors are not the same. Wildlife movement corridors are <u>not</u> established migration routes. Movement corridors may not be traditional routes, such as migration corridors, and movement corridors may be used any time, unlike migration corridors which used during migration.</p>			148-17

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:21p	NTFI GRANITE BAY	916 783 2808	p. 5
p.4.9-34	Standards of Significance, first threshold		
	<ul style="list-style-type: none">- There should be different standards of significance for federal and state-listed threatened or endangered species and all other special-status species. It is a violation of the federal and state ESA to take <u>one</u> individual of a listed species without the appropriate permit. Legally, this is a significantly lower threshold than "Having a substantial adverse effect . . . on any species . . .". The threshold described in the document should only apply to the other special-status species (i.e., sensitive species and species of special concern).	148-18	
	Figure 4.9-8 and 4.9-9.		
	These maps appear to be identical. There is no way to differentiate impacts between the alternatives.	148-19	
p.4.9-53. MM 4.9.3			
	<ul style="list-style-type: none">- second paragraph, first sentence, change the sentence to read: "...the subsequent project will be designed to avoid <i>substantial portions</i> of the plant population. . ." Then add the following sentence: <i>Avoidance of substantial portions of the population will be determined through an evaluation of impacts at the project and regional level.</i>	148-20	
p.4.9-58	MM 4.9.4.		
	<ul style="list-style-type: none">- Eliminate all reference to the habitat suitability survey for mountain yellow-legged frogs and conduct surveys for mountain yellow-legged frogs. Virtually, every perennial stream that I am familiar with in the area provides suitable habitat for mountain yellow-legged frog. If the mountain yellow-legged frogs are present on a particular project site, the project proponent should be directed to contact CDFG, not the USFWS. The USFWS has no jurisdiction over the species or the project. If the frogs are present on a particular project site and removed temporarily from the site during construction, there is no need to monitor construction activities or conduct training sessions for construction workers. Upon completion of construction, it would be desirable to have all captured frogs returned to the stream from which they were removed.	148-21	
p. 4.9-58 to 62	Impacts on LCT		
	<ul style="list-style-type: none">- there is no critical habitat for LCT designated in the project area. CDFG is currently stocking Martis Valley Reservoir and the Truckee River with LCTs from Heenan Lake. This genetic strain of LCT is NOT federally-listed; therefore, there is no protection under the ESA and the recovery efforts do not apply.	148-22	

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:21p	NTFI GRANITE BAY	916 783 2808	P. 6
<ul style="list-style-type: none">- streams in the area currently support brown trout and eastern brook trout which are major predators of LTC, and- streams in the area currently support rainbow trout which successfully interbreed with LCT, affecting the genetics of the listed LTC.- It is not clear how impacts on unoccupied habitat are more significant than the introduction and management of introduced species. There is no basis for this impact to be considered potentially significant. It appears that enforcement of existing policies provide sufficient protection to unoccupied LCT habitat.			148-22 Cont'd
p.4.9-62 to 67			
Disturbance to Nesting Raptors and Other Migratory Birds			
<ul style="list-style-type: none">- USFWS has never enforced the MBTA with this type of project, nor do they have any current regulations or policies affecting this type of project. The USFWS should be contacted to verify that they are enforcing the MBTA for this type of project before the mitigation requirement in this section is codified. Mitigation requirements should be changed to the following: The subsequent project will be required to conduct <i>one</i> focused survey, <i>annually, during the nesting season, to determine if active nests are present. If an active nest is located and it is not being affected by current construction activities, the construction may continue. If a nest is located before construction is initiated, no construction activities should take place within 50 feet of the nest. . .</i> There is no basis to restrict activities within 500 feet of a nest of any species.			148-23
p.4.9-76.			
MM4.9.8			
<ul style="list-style-type: none">- Add the following to the first sentence: The County shall require a <i>habitat suitability evaluation</i> or focused surveys . . .-Add a new second sentence: Effective movement corridors will be provided in projects areas with suitable habitat. Eliminate reference to USFWS, they have no jurisdiction with these species and eliminate the requirement for capture and relocation. This technique generally results in the animal returning to the area or mortality.- Last sentence. The wolverine is a fully protected species and there are no provisions in the Fish and Game Code for CDFG to authorize a take of a fully protected species.			148-24
p. 4.9-77			
second paragraph			
<ul style="list-style-type: none">- California's Forest Practice Rules require protection of riparian areas. There should be no significant impact from activities conducted under a Timber Harvest Plan.			148-25

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:21p

NTFI GRANITE BAY

916 783 2808

p.7

p.4.9-82

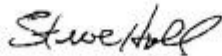
first paragraph

- CDFG has no legal authority to protect deer migration routes or movement corridors. They have a duty to advocate the protection of them and ensure that impacts are considered in CEQA documents. Additionally, CEQA does not protect migration routes or wildlife movement corridors, it requires they are considered in impact analyses.

148-26

Thank you for the opportunity to comment on this important land-use plan. If I may be of any further assistance, please do not hesitate to call me.

Sincerely,



Steve Holl
Certified Wildlife Biologist

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 148: STEVE HOLL, BIOLOGIST

Response 148-1: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-1, the following text change is made to the third paragraph:

"The Sierra Nevada mountain range spans from northern California to the south-central portion of California, occurring along the state's easternmost border. The Sierra Nevada supports multiple vegetation types, which vary depending on elevation and available moisture. Elevations within the Sierra Nevada generally range from approximately 1,900 to 12,000 feet above mean sea level (MSL). "

Response 148-2: Habitat and vegetation types that occur in the Plan area are described and mapped on Draft EIR pages 4.9-1 through -9.

Response 148-3: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-2, the following text change is made to the third paragraph:

"Mixed coniferous forest provides cover, foraging, and breeding habitat for a large diversity of resident and migratory wildlife. Avian species associated with these habitats include western tanager (*Piranga ludoviciana*), western wood peewee (*Contopus sordidulus*), hairy woodpecker (*Picoides villosus*), mountain chickadee (*Poecile gambeli*), white-breasted nuthatch (*Sitta carolinensis*), brown-headed cowbird (*Molothrus ater*), chipping sparrow (*Spizella passerina*), Oregon junco (*Junco hyemalis thurberi*), yellow-rumped warbler (*Dendroica coronata*), northern flicker (*Colaptes auratus*), and Steller's jay (*Cyanocitta stelleri*). Mammalian species associated with mixed coniferous forest habitats include lodgepole chipmunk (*Tamias speciosus*), mule deer (*Odocoileus hemionus*), ~~montane vole (*Microtus montanus*)~~, fisher (~~*Martes pennanti*~~), California vole (*Microtus californicus*), black bear (*Ursus americanus*), raccoon (*Procyon lotor*), mountain lion (*Felis concolor*), and western gray squirrel (*Sciurus griseus*)."

Response 148-4: Comment noted. Revised acreage estimates for vegetation communities in the entire plan area are provided below.

CATEGORY	ACREAGE
Barren Rock	530.7
Bitterbrush	148.79
Basin Sagebrush	1100.36
Huckleberry Oak	0.57
Snowbrush	12.9
Montane Mixed Chaparral	418.1
Eastside Pine	2335.39

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

CATEGORY	ACREAGE
Annual Grass/forbs	806.69
Wet Meadows	77.18
Perennial Grass	53.68
Lodgepole Pine	221.92
Mixed Conifer	10551.6
Willow	55.02
Quaking Aspen	11.15
Willow/Aspen	31.03
Red Fir	4246.52
Subalpine conifers	360.67
Developed	372.34
Water	40.18
White Fir	3086.71
Western Juniper	5.04
Mixed Meadow	1108.19

The following modification is made to the Draft EIR.

- Page 4.9-5, **Figure 4.9-2** is revised as shown above.

Response 148-5: The commentor is referred to Response to Comment K-39.

Response 148-6: The commentor is referred to Response to Comment K-17.

Response 148-7: Comment noted. This subsection is intended to discuss migratory bird and raptor regulations. The following text changes are made to the Draft EIR.

- Page 4.9-10, the following text change is made to the fourth subsheading:

"Raptor and Migratory Bird Regulations"

Response 148-8: The commentor's opinion regarding likely presence of the spotted bat is noted. The biologist used in the preparation of the Draft EIR (Foothill Associates) review of this species counters this conclusion. Thus, no changes to the Draft EIR are recommended. It should be noted that disagreement among experts does not render an EIR inadequate for the purposes of CEQA.

Response 148-9: This status of the fisher is specifically noted on Draft EIR page 4.9-31.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Response 148-10 The commentor's additional information regarding the Plumas ivesia is noted. Identification of known populations of Plumas ivesia within the Plan area is still accurate.

Response 148-11 The third paragraph on Draft EIR page 4.9-27 does not specifically note that the species mentioned by the commentor receive protection by state and federal agencies. The species identified in this paragraph include species of concern of state and federal agencies.

Response 148-12 The commentor is referred to Response to Comment K-39. The following text changes are made to the Draft EIR.

- Pages 4.9-27 and -28, the following text changes are made:

"Lahontan Cutthroat Trout (*Oncorhynchus clarki*)

Lahontan cutthroat trout, a federally-listed threatened species, occurs in freshwater lakes and streams in eastern California. Historically, this species' range spanned Nevada, Placer, El Dorado, Alpine, and Mono Counties. Extant populations of this species in the Martis Valley area occur Pole Creek, Independence Creek, Independence Lake and in the Truckee River and related tributaries (USFWS, 1995). Truckee River populations have been historically monitored and stocked by the USFWS and CDFG (John Hiscox, Pers. Com.). This species tolerates varying stream conditions, however it does not typically occur in streams utilized by other salmonids (CNDDDB, 2001). U.S. Fish and Wildlife Service is currently preparing a new recovery plan for the Lahontan Cutthroat trout. Martis Creek, Monte Carlo Creek, Juniper Creek, and the other unnamed streams within the Martis Valley area are tributaries to the Truckee River and support potential spawning habitat conditions for the Lahontan cutthroat trout. The Lahontan cutthroat trout typically spawn from April to July. In the project vicinity, 3 records of this species are listed in the CNDDDB from Martis Creek (two records) and Pole Creek (one record). However, the CNDDDB identifies all these occurrences as being extirpated. There are historic accounts of cutthroat trout within the Martis Creek drainage, and suitable habitat is present within the tributaries of Martis Creek (DFG 2000). However, these waterways are intermittent and there are various potential fish barriers (e.g., fallen logs, downcuts) between the project area and lower stream reaches as well as other competition with other trout species and interbreeding with other trout species. DFG currently stocks the Martis Reservoir with cutthroat trout as part of their sport-fishing stocking program, which also includes the stocking of brook trout and rainbow trout. However, this stocking is not recognized as part of U.S. Fish and Wildlife Service's recovery efforts for the Lahontan cutthroat trout and does not currently consist of the genetic strain that is considered threatened. Therefore this species is considered to have a low potential to occur within waters in the Plan area."

Response 148-13 Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-28, the following text changes are made:

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Figure 4.9-2 page 1

Figure 4.9-2 page 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

"Northern Goshawk (Accipiter gentilis)"

Northern goshawks are a species of concern to federal and state resource agencies and are a USFS sensitive animal. This species frequents middle to high elevation mixed coniferous forest habitats although it prefers dense stands of lodgepole pines on north-facing slopes near water for nesting (Zeiner *et. al.*, 1990a). Northern goshawks forage in mixed coniferous forests, habitats widespread throughout the Sierra Nevada. Six records of this species are listed with the CNDDDB within a ten-mile radius of the Martis Valley vicinity, 3 of which are located within the Plan area (CNDDDB, 2001). TNF records indicate that two additional northern goshawk nest sites are located within ten miles of the Plan area. Biological surveys performed for the Siller Ranch site observed adult birds near Martis Creek in September 1999, but no active nests were identified (Jones & Stokes, 2001). Suitable nesting, foraging, and wintering habitat for this species occurs within the Plan area and this species is known to utilize this habitat."

Response 148-14 Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-28, the following text changes are made:

"American Peregrine Falcon (Falco peregrinus anatum)"

American peregrine falcon is currently state-listed as endangered and was recently removed from the federal endangered species list. This species nests in a wide variety of habitats including woodlands, dense coniferous forests, and coastal habitats. Nests are typically located in close proximity to a water source on cliffs, banks, or dunes. California populations of the peregrine falcon declined in the 1970's due to DDE contamination, however numbers are increasing statewide (Zeiner *et. al.*, 1990a). This species is recorded in the USFWS species list as having once occurred in the Martis Valley, however the CNDDDB lists no recent records of this species within the Plan area. Suitable nesting, ~~foraging, and wintering~~ habitat for this species is not present within the Martis Valley and, as a result, this species is not expected to ~~could~~ occur here."

- Page 4.9-63, the following text changes are made:

"PP Proposed Land Use Diagram

Raptors, including northern goshawk, ~~American peregrine falcon (federal and state listed species)~~, California spotted owl, bald eagle (federal and state listed species), Cooper's hawk, and red-tailed hawk, as well as other migratory birds, including yellow warbler and little willow flycatcher (state listed species), may utilize habitats within the Plan area for nesting. These species are considered special-status species by federal and/or state resource agencies. In addition, raptors and raptor nests are protected under Section 3503.5 of the California Fish and Game Code and all migratory birds are protected under the MBTA."

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Response 148-15 The commentor is referred to Response to Comment 80-13.

Response 148-16 This status of the fisher is specifically noted on Draft EIR page 4.9-31.

Response 148-17 Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-32 and -33, the following text changes are made:

"Wildlife Movement Corridors

Wildlife movement corridors are established migration routes frequently utilized by wildlife that provide shelter and sufficient food supplies to support wildlife species during migration. Movement corridors generally consist of meadow, riverine, woodland, or forested habitats that span contiguous acres of undisturbed habitat. Additionally, movement corridors provide habitat for resident wildlife, enabling these species to move within areas of undisturbed habitats. Wildlife movement corridors are an important element of resident species home ranges, including black bear, mountain lion, and coyote, as well as migratory species populations, such as mule deer. As a result, wildlife movement corridors are considered a sensitive resource with the CDFG and Placer County.

Historically, resident and migratory wildlife movement in the Martis Valley was not restricted, as a majority of the valley was undeveloped. However, as development rates increased within Martis Valley and the surrounding vicinity (e.g., Town of Truckee), the continuity of large areas of undisturbed land has decreased resulting in limited movement corridors in the Martis Valley. According to the existing development conditions within Martis Valley, 3 major undeveloped open space corridors remain in the Plan area (see **Figure 4.9-5**). These open space corridors are critical to the movement of local and migratory wildlife species (Jeff Finn, Pers. Com.).

Verdi Subunit of Loyalton-Truckee Deer Herd

In addition to providing dispersal habitat for resident wildlife, the open space corridors within Martis Valley function as migration corridors for the Verdi subunit of the Loyalton-Truckee deer herd (*Odocoileus hemionus hemionus*). This herd migrates annually from Nevada along the Truckee River and disperses into the Martis Valley in the spring. Known fawning habitat for this herd occurs near Dry Lake and near Lookout Mountain, in the southwest planning area vicinity (Placer County, 1999; Pencovic and Brown, 1990). The herd leaves the fawning area in the fall, returning to Nevada (see **Figure 4.9-5**).

A recent study conducted by Jones and Stokes utilized existing Caltrans deer kill data to identify 3 primary deer crossings along SR 267 (Jones & Stokes, 2001). These crossings are located at (1) Nevada County post mile 2.5-2.7; (2) Placer County post mile 1.0; and (3) Placer County post mile 1.5 (Jones and Stokes, 2001) (see **Figure 4.9-5**). Between 1979 and 1999, Caltrans recorded 37 deer fatalities along SR 267 in the Plan area during migration. Existing residential and commercial development along SR 267

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appear to restrict deer movement along SR 267. ~~The open valley portion of the Plan area is not expected to be a major corridor because the vegetation does not provide adequate cover for deer. Deer kill data along this portion of SR 267 supports this conclusion.~~ Based on deer kill data, the major deer crossing of SR 267 is along the northern edge of the Truckee-Tahoe Airport in Nevada County at milepost 2.5 to 2.7. There are also a substantial number of deer crossings at Placer County milepost 1.0 and 1.5.

On the south side of SR 267, spring and fall movement of the herd appears to be confined to the 3 major corridors in the Plan area (see **Figure 4.9-5**). These corridors generally correspond with existing Caltrans and CDFG deer migration data for Loyalton-Truckee deer herd (Pencovic and Brown, 1990; CDFG, 1984) as well as the results of on-site deer surveys for Siller Ranch (Jones & Stokes, 2001). Deer migration corridors generally follow major topographic features such as drainages (Martis Creek), ridgelines, and the bases of major slopes or prominent hills. The location of corridors on these major topographic features can be influenced by vegetation and the seasonal cover and forage requirements of the migratory deer (Jones & Stokes, 2001). Based on surveys conducted on the Siller Ranch site, deer movement within the 3 identified corridors is correlated to browse species preferred by deer (e.g., antelope bitterbrush, service berry and snow berry) as well as cover and water (Martis Creek) (Jones & Stokes, 2001)."

Response 148-18 Consideration of impacts and associated mitigation for federal and state listed species was provided in the Draft EIR. This is specifically noted in mitigation measures MM 4.9.6 and MM 4.9.8.

Response 148-19 Comment noted. Figures 4.9-6 through 4.9-9 (Draft EIR pages 4.9-43 through – 50) illustrates the habitat impacts for each land use map option as well as the estimated amount of acreage loss associated with intensive development proposed under each map.

Response 148-20 The commentor is referred to Response to Comment 80-14.

Response 148-21 The commentor statements regarding Mitigation Measure MM 4.9.4 are noted. This mitigation measure is based on similar procedures associated with avoiding impacts to the California red-legged frog. The following text changes are made to the Draft EIR:

- Pages 2.0-62 (Table 2.0-1), 4.9-58 and 8.0-11 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.4:

"MM 4.9.4

The County shall require that biotic resources evaluation for subsequent projects include a mountain yellow-legged frog habitat suitability assessment be conducted on each parcel proposing a crossing over or development within stream or open water habitat area. The assessment shall include a detailed analysis of the habitat conditions present onsite and shall survey stream conditions 500 feet upstream and downstream from the proposed stream crossing. If the results of the habitat suitability survey

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indicate that potential habitat for this species is not present within 500 feet up or down stream of the crossing, no further study is required.

However, if potential habitat for this species is identified during the assessment, County shall condition projects involving disturbance of a waterway channel to perform the following:

- Conduct pre-construction surveys for the mountain yellow-legged frog during the breeding season by a qualified biologist. If frogs are identified in the construction area, the biologist shall contact CDFG ~~and/or USFWS~~ regarding the proper methods of moving the species an appropriate off-site location prior to the onset of construction activities at the waterways.
- Monitoring of construction activities within waterways until construction activities in the waterways is complete.
- Conduct training session for all construction personnel regarding the mountain yellow-legged frog, including a description of the species and its habitat and materials on species in order to assist in identifying species in the field.
- Revegetation and recontouring of channel conditions generally consistent with pre-construction conditions."

Response 148-22 The commentor statements regarding the Lahontan cutthroat trout are noted. The commentor is referred to Response to Comment 148-12 and K-39. Mitigation measures MM 4.9.5a and b have been modified to provide support to restoration of the species if the Plan area waterways are included in a restoration plan.

Response 148-23 The commentor is referred to Response to Comment 80-15.

Response 148-24 Comment noted. The following text changes are made to the Draft EIR.

- Pages 2.0-69 (Table 2.0-1), 4.9-76 and 8.0-12 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.8:

"MM 4.9.8

The County shall require a habitat suitability evaluation or focused surveys for Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten as part of surveys required by Policy 9.G.10. Effective movement corridors will be provided in projects areas with suitable habitat. If active den/burrow sites for the Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and/or pine marten dens/nests are identified, the

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mitigation plan shall be developed in consultation with the California Department of Fish and Game ~~and/or U.S. Fish and Wildlife Service~~ to ensure no animals are killed and that den/burrow sites are properly addressed. Measures may include, but not limited to, redesign of the project (Placer County General Plan Policy 6.C.6) to provide adequately sized open space areas and corridors around den/burrow sites, ~~capture and relocation of the species~~. Subsequent projects shall submit the mitigation plan that has been reviewed and approved the appropriate governmental agencies (e.g., ~~U.S. Fish and Wildlife Service~~, California Department of Fish and Game) and the necessary regulatory permits have obtained for the Sierra Nevada red fox and California wolverine (California Endangered Species Act) to the County prior to development activities."

Response 148-25 The commentor's statements regarding California's Forest Practice Rules regarding the protection of riparian areas is noted. As specifically noted on Draft EIR pages 4.9-76 through -79, impacts to riparian areas would be less than significant as result of implementation of the Martis Valley Community Plan.

Response 148-26 Comment noted. CEQA requires lead agencies to consider the environmental effects of projects under consideration and provide mitigation and/or alternatives to avoid and/or minimize significant impacts. Mitigation measures MM 4.9.11a and b address potential impacts to deer migration in the Plan area.

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Lori Lawrence - Martis lette- size.doc

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Letter 149

August 15, 2002

Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn CA 95603

Subject: Martis Valley EIR Comment

Dear Lori:

I appreciate the opportunity to comment on the Martis Valley Draft EIR. I am not against growth but am against irresponsible growth. Regarding Martis Valley project size, are any smaller alternatives planned? I would like to see a project Plan much smaller in scope, say 1,500 new residential units and the appropriate amount of commercial space needed to support that size community. And is there a "cap" anywhere in the Plan? I could not find any caps, just proposed numbers of units.

149-1

As a Truckee/Nevada County resident, I am not willing to pay for upgrades on a project plan, in the form of new taxes or bonds, that does not list caps on residential units or commercial square footage and for a project that is in Placer County when the infrastructure being used is in Nevada County and the Town of Truckee. But the dilemma remains, there is no Placer County representation in the Truckee area. This plan is a no-risk plan for the elected officials in Placer County.

149-2

My concern is that the Truckee/Martis Valley area will turn into a "Roseville" or "Rocklin" with sprawling suburban communities that benefit the developers and don't benefit the pristine, rural mountain area that Truckee represents. Is almost doubling the number of homes in Truckee in 20 years a responsible level of growth? Can the infrastructure handle that rate of growth?

149-3

Who will pay for the infrastructure upgrades, Placer County or the Nevada County and Town of Truckee residents who are not responsible for the infrastructure upgrades? Who will pay for the larger schools needed? Who will pay for the sewage upgrades? Who will pay for the water supply upgrades? Who will pay for the new or widened roadways?

149-4

I also request an Advisory Committee comprised of Truckee citizens who have no conflict of interest as do the majority of the developer/citizen Committee members on the current "Citizens" Advisory Committee and a dramatic extension on the planning period to include a new Citizen's Advisory Committee.

149-5

Sincerely,

Tracy R. Cuneo

Tracy R. Cuneo
14030 Swiss Lane
Truckee CA 96161

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LETTER 149: TRACY R. CUNEO, RESIDENT

Response 149-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.5 (Adequacy of the Alternatives Analysis).

Response 149-2: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 149-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.11 (Public Services and Utilities) in the Draft EIR.

Response 149-4: The commentor is referred to Response to Comment 149-3.

Response 149-5: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

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Letter 150

Lori Lawrence - Martis Valley Housing Development Project

Page

From: <Hroghers50@aol.com>
To: <LJLawren@placer.ca.gov>
Date: 8/15/02 8:52PM
Subject: Martis Valley Housing Development Project

It is totally insane to approve such a project! Do you realize what that will do to our most precious "Lake Tahoe", water supply, traffic, air, noise, etc. We have trouble handling the amount of people we have now. This pristine area is starting to get polluted like never before and you want to approve building another city! Please do not let it happen. I and generations to come will be forever grateful. Some things are indeed worth making a sacrifice. Thank you, Helga Roghers, P.O.Box 10690, Truckee, Ca. 96162.

150-1

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LETTER 150: **HELGA ROGHERS, RESIDENT**

Response 150-1: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis). Sections 4.1 through 4.12 of the EIR provide an extensive analysis of the environmental impacts of the Martis Valley Community Plan per CEQA. No further response is necessary.